

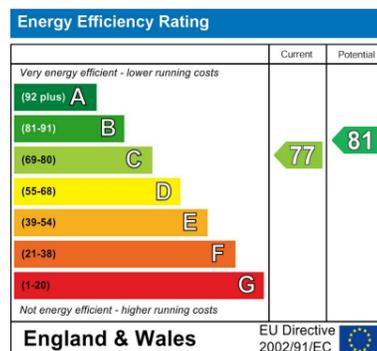


brittons
estate agents

www.brittons.net

DIRECTIONS

From the Kings Lynn Saturday market place take the right hand turn into Church Street and left into Stonegate Street and continue into Millfleet. At the T junction turn left then immediately right into County Court Road where the property can be found on the right hand side, and access to the flat can be gained via the communal entrance hallway at the front of the property.



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



4 Norfolk House County Court Road King's Lynn Norfolk PE30 5RP

ONE BEDROOM GROUND FLOOR FLAT - NO UPWARD CHAIN

King's Lynn

Leasehold £70,000

01553 692828
sales@brittons.net





HALLWAY

Tiled floor. Entry phone. Careline system.

LOUNGE

Fitted carpet. Electric radiator. Window to side aspect.

KITCHEN

Range of wall, base and drawer units with worktops over. Electric oven and hob with extractor over. Tiled floor. Window to side aspect.

BEDROOM

Fitted carpet. Electric radiator. Window to side aspect.

SHOWER ROOM

Shower tray with electric shower, wash hand basin and w.c. Vinyl flooring. Extractor fan. Fan heater.

COMMUNAL LOUNGE & LAUNDERETTE

COMMUNAL GARDENS

IMPORTANT INFORMATION

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property. This brochure is not intended to be an offer or solicitation for the sale of the property but rather an invitation to treat. The property is being sold by our client, and Norfolk Property Agents are acting as agents for the seller.

Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein. This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

18'0 x 9'8 (5.49m x 2.95m)

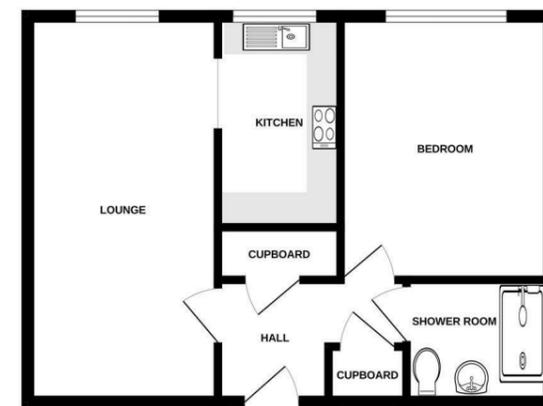
9'7 x 5'7 (2.92m x 1.70m)

11'10 x 9'8 (3.61m x 2.95m)

6'7 x 5'9 (2.01m x 1.75m)

UNEXPECTEDLY RE-AVAILABLE We are delighted to offer this one bedroom ground floor flat for over 55's which benefits from electric storage heating and uPVC double glazing. The accommodation comprises hallway with entry phone, two storage cupboards, lounge, kitchen, bedroom and shower room. Communal lounge and launderette. Careline system. Communal garden. No Upward Chain.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as the basis for any prospective purchase. The services, systems and appliances shown have not been tested and not guaranteed as to their accuracy or efficiency over the years. Made with Autoplan 10/03



