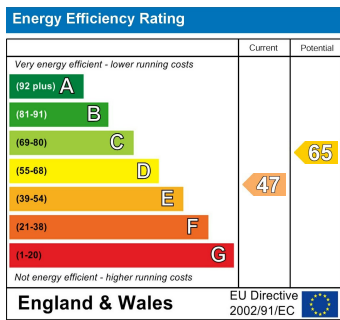


DIRECTIONS

From Tuesday Market Place, turn right into St Nicholas Street then turn left onto St Anns Street, then right onto St Nicholas Street where the property can be found on the right hand side.



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.



20 St. Nicholas Close King's Lynn Norfolk PE30 1NH

NICELY PRESENTED ONE BEDROOM TOP FLOOR APARTMENT - NO UPWARD CHAIN

King's Lynn

£70,000 Leasehold

Ideal investment opportunity or first time buy! We are delighted to offer this nicely presented one bedroom top floor flat close to the town centre. The property benefits from night storage heating and uPVC double glazing. The accommodation comprises hallway, lounge, kitchen, bedroom, bathroom and wonderful rear views to St Nicholas' Chapel. No Upward Chain.

HALLWAY 14'3 x 2'9 (4.34m x 0.84m)
Fitted carpet. Cupboard. Loft access.

LOUNGE 14'1" max > 10'8 x 13'1 (4.29m max > 3.25m x 3.99m)
Fitted carpet. Storage heater. Window to rear aspect.

KITCHEN 8'9 x 6'11 (2.67m x 2.11m)
Base units with worktops over. Space for washing machine and free standing cooker. Vinyl flooring. Window to rear aspect.

BEDROOM 13'1 x 9'2 (3.99m x 2.79m)
Fitted carpet. Storage heater. Wardrobe. Window to side aspect.

BATHROOM 6'8 x 6'1 (2.03m x 1.85m)
Three piece suite comprising bath with electric shower over, wash hand basin and w.c. Vinyl flooring. Window to rear aspect.

