

DIRECTIONS

From our Kings Lynn office turn left onto King Street, left onto Queen Street, right onto College Lane then right onto South Quay and the property can be found on the right hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

"While every care has been taken in the preparation of this brochure, the details contained herein are for guidance purposes only and do not constitute any part of an offer or contract. All descriptions, dimensions, and references to condition are approximate and for general guidance only. The particulars are believed to be correct but their accuracy is not guaranteed.

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."

"If the property is being sold as part of the estate of the deceased, and the sellers (as executors of the estate) may not have personal knowledge of the property or its contents.

The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

Prospective purchasers are advised to conduct their own surveys, searches, and enquiries to satisfy themselves as to the condition, suitability, and value of the property.

The sellers and agents disclaim any liability for any inaccuracies or omissions in the particulars, and prospective purchasers should not rely solely on the information contained herein.

This property is sold in its current condition, and the sellers make no representations or warranties as to its condition, fitness for purpose, or compliance with any regulations or laws. By viewing or purchasing this property, prospective purchasers acknowledge that they have read, understood, and agreed to these terms." This disclaimer aims to protect the sellers and agents from potential liability arising from inaccuracies or omissions in the property particulars, while also informing prospective purchasers of the potential risks and encouraging them to conduct their own due diligence. It's essential to seek professional advice to ensure this disclaimer meets your specific needs and complies with relevant laws and regulations.



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Flat 16 Three Crowns House South Quay King's Lynn Norfolk PE30 5DT

**TWO BEDROOM FIRST FLOOR RETIREMENT FLAT WITH RIVER VIEWS.
MINIMUM AGE 55.**

King's Lynn

£60,000 Leasehold

01553 692828
sales@brittons.net





ENTRANCE HALL

Fitted carpet, airing cupboard with insulated hot water cylinder, electric meter and storage space. Additional storage cupboard.

KITCHEN

Range of base, wall and drawer units with worktop over. Stainless steel sink. Built in eye level electric oven and hob with extractor hood over. Space for fridge / freezer and washing machine. Power points. Ceiling light. 10'10 x 6'5 (3.30m x 1.96m)

LOUNGE

Fitted carpet, two ceiling lights, storage heater, power points, TV aerial, telephone point, emergency pull cord. Window to front aspect with wide reaching river views. 15'5 x 10'10 (4.70m x 3.30m)

BEDROOM ONE

Fitted carpet, built in double wardrobe with hanging rail and shelf over. Storage heater. Emergency pull cord. Window to front aspect presenting river views. 11'2 x 8'8 (3.40m x 2.64m)

BEDROOM TWO

Fitted carpet, storage heater, emergency pull cord and a window to front aspect with river views. 11'4 x 5'11 (3.45m x 1.80m)

SHOWER ROOM

Three piece suite comprising of pedestal hand wash basin with light and mirror over, W.C and corner shower enclosure, with seat and grab rail. Tiled walls, emergency pull cord, extractor fan, wall mounted electric heater and a heated towel rail. 6'5 x 5'9 (1.96m x 1.75m)

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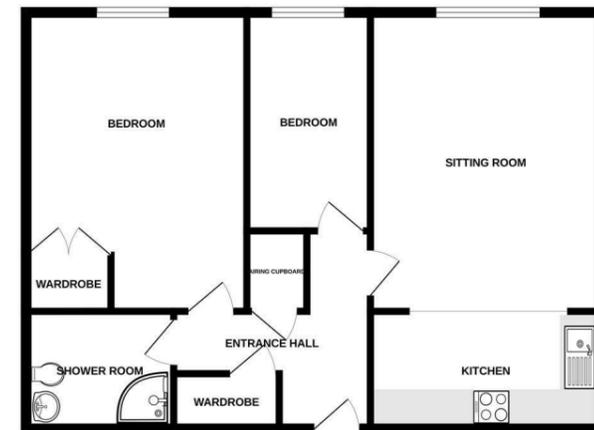
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Welcome to picturesque South Quay in King's Lynn. This delightful apartment is perfect for those aged 55 and above, offering a peaceful and serene living environment. Upon entering, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property boasts two bedrooms, providing ample space for family or visiting guests. The shower room is well-appointed and offers all the necessary amenities for your comfort. One of the highlights of this property is the beautiful communal courtyard gardens, where you can enjoy leisurely strolls or simply bask in the tranquillity of nature. Additionally, residents have access to a residents lounge and library, perfect for socialising with neighbours or enjoying a good book. This property offers stunning river views, providing a picturesque backdrop to your daily life. For added convenience, a lift is available to access all floors, ensuring easy mobility for residents and unallocated parking. In addition to this there is a Development manager who can be contacted from various points within the property in the case of an emergency. For times when the development manager is off duty there is a 24hr emergency Appello call system. Don't miss this opportunity to own a property in this desirable location. Contact us today to arrange a viewing and experience the charm of South Quay living in King's Lynn.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, contents and other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be relied upon for any purpose other than a guide. The services, systems and appliances shown here are not intended to be guaranteed and may vary without notice. Made with MapInfo ©2004



