

SOWERBYS

Norfolk Property Specialists



26 The Granaries

Baker Lane, King's Lynn, Norfolk, PE30 1HY

Offers Over £200,000 No Onward Chain



Viewing by appointment with our

King's Lynn Office 01553 766741 or kingslynn@sowerbys.com

'Sowerbys are delighted to bring to market 'The Granaries' - a superbly elevated three bedroom apartment offering some of the most breath-taking views over the oldest part of King's Lynn, including the Old Custom House, King's Lynn Minster, the Quay and also panoramic views of the river Great Ouse. Our vendors bought this property as a second home over 9 years ago, but with different plans in sight now, they are selling this stunning apartment chain free.

Situated on the 7th floor, the apartment has secure access and lift taking you to the top floor. This apartment feels extremely private but also delights you with the most wonderful of views that King's Lynn has to offer. This is also not your standard size apartment - everything is that little bit more spacious.

During their ownership, our vendors have renovated the property to create a great sociable space with an impressive open plan kitchen/diner and sitting area, flooded with natural light because of the dual aspect windows with spectacular views. A new kitchen has been fitted, with all the modern appliances being built-in, creating an enviable space for those who enjoy cooking and dining with friends and family.

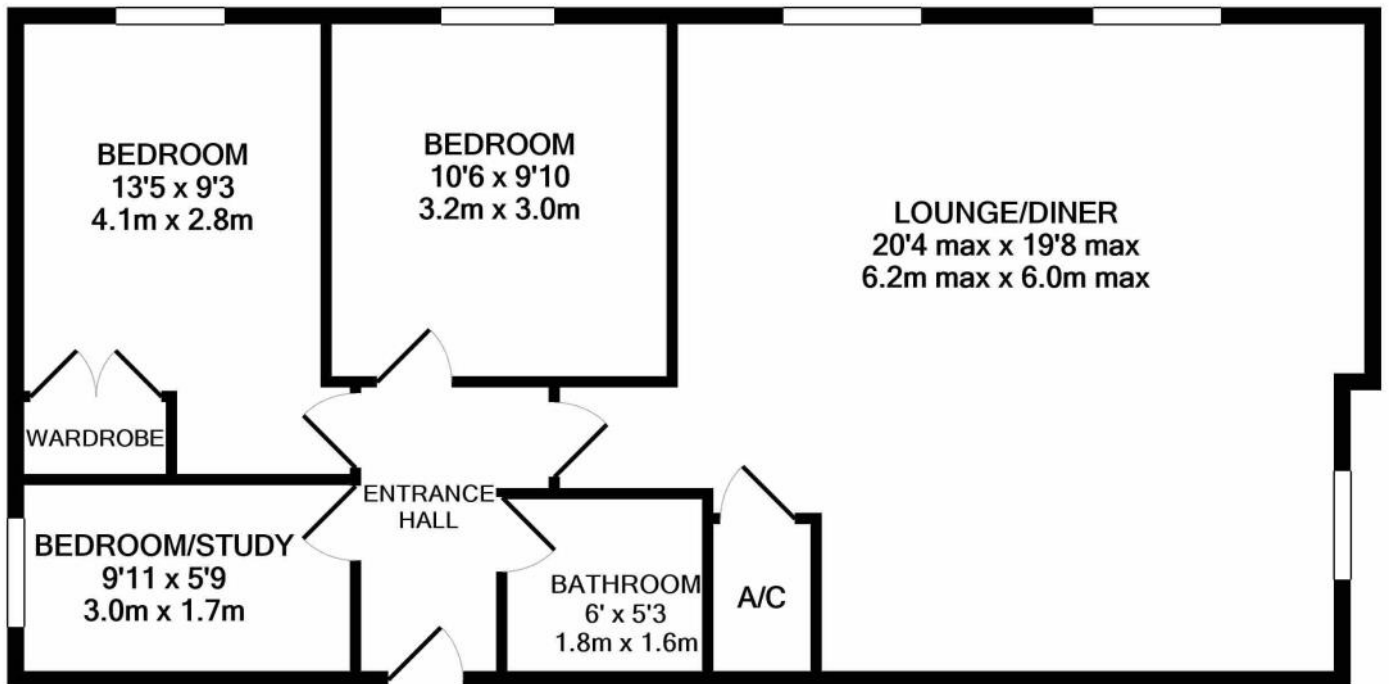
There are also two double bedrooms and one single bedroom, currently used as a study. Completing the living space is the family bathroom.

The property comes with a parking permit for one vehicle within the residents parking area and it's own secure outside storage room



KEY FEATURES

- Three Bedroom Apartment
- No Onward Chain
- Picturesque Views
- Secure Access and Lift
- Spacious Open Plan Living Space
- Modern Kitchen and Bathroom
- Parking Permit for One Vehicle
- Walking Distance to the Train Station and Town Centre



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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KING'S LYNN

Located on the banks of the River Ouse, the popular town of King's Lynn is steeped in maritime history, with its fishing port still widely used today. From the much filmed old medieval centre around King's Lynn Minster to the redeveloped and pedestrianised Vancouver Shopping Centre. The town has an excellent variety of shops, supermarkets, places to eat, ten-pin bowling alley, swimming pool, football club, cinema, theatre and three impressive churches. There are many services within the town including the Queen Elizabeth Hospital, police station, fire station, primary schools, three secondary schools, college and a library. The town holds weekly markets and many events throughout the year. King's Lynn is connected to the local cities of Norwich and Peterborough via the A47 and to Cambridge via the A10. There is a mainline rail link via Cambridge to London King's Cross, approximately 1 hour and 40 minutes. The Sandringham Estate is about 5 miles away with attractive walks through the woods. Slightly further away is the North Norfolk Coastline with its beautiful long, sandy beaches.

SERVICES CONNECTED

Mains water, electricity, drainage and electric storage heaters. Telephone and broadband connected.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

D. Ref:- 8141-6827-5030-6754-8992

To retrieve the Energy Performance Certificate for this property please visit <https://find-energy-certificate.digital.communities.gov.uk/find-a-certificate/search-by-reference-number> and enter in the reference number above. Alternatively, the full certificate can be obtained through Sowerbys.

AGENT'S NOTE

This is a leasehold property with 68 years remaining. There is a ground rent charge of £150 per annum and a service charge of £750 per annum which includes the building insurance.

**Viewing by appointment with our King's Lynn Office:
1 King Street, King's Lynn, Norfolk, PE30 1ET
01553 766741 • kingslynn@sowerbys.com**



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