

SOWERBYS

Norfolk Property Specialists



Apartment 1

Middleton Hall, Middleton, King's Lynn, Norfolk

Asking Price Of £270,000 No Upward Chain



Viewing by appointment with our

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



APARTMENT 1

Sowerbys are delighted to bring to market one of the most elegant ground floor luxury apartments at Middleton Hall - a superbly converted Grade II listed Georgian property containing just nine flats. Our vendor has lived here for a few short years but with new plans lined up the time has come for him to let this unique apartment go and it is being offered for sale with no upward chain.

Occupying perhaps the nicest part of the original Hall - the former ballroom itself - the minute you step inside the apartment it will take your breath away. With ultra-high ceilings, the most wonderful of ceiling roses and chandeliers, plus original full height sash windows and marble surround open fireplaces - this apartment really is one-of-a-kind.

There is communal access through the Hall itself, but there is also a private side access door, which our vendor has been using for convenience. Access is also granted to a cellar, complete with storage for each apartment. Through the side door a lobby gives access to bedroom two - which is a good size double and the newly appointed shower room. Off the lobby is the former ballroom which is now a superbly appointed open plan kitchen/diner/sitting area. Everything here is set to impress with a good size kitchen with a range of base and wall units, plus modern appliances at your fingertips, and a dining area next door - this space is designed for entertaining and luxury living. Centred around a period marble fireplace, the sitting area with its double bay floor to ceiling sash windows and beautiful cornicing feels elegant, flooded with natural light and benefits from views over beautifully landscaped gardens. From here you can access the main hall - should you wish to impress your guests - this will make for a grand entrance.

At the other end of the ballroom, double leafed doors give access to the principal bedroom, and just like the rest of this delightful apartment, is nothing short of outstanding. With a fireplace, fluted Corinthian Columns, marble fireplace and curved floor to ceiling windows, this is not your typical bedroom.

The apartment owns the terraced patio area, which creates a perfect spot for those who love to dine alfresco. Surrounded by communal gardens with beautifully manicured lawns and mature trees and shrubs - one will get to enjoy them without having to do any of the work. The apartment also benefits from having a shed. For those who are golf lovers this property is literally one minute away from Middleton golf course. Although not part of the deeds to the apartment, the vendors have been the only ones to use it. There is also access to a communal garden, all laid to lawn and mature trees surround.



KEY FEATURES

- Luxury Ground Floor Apartment
- Former Ballroom of Middleton Hall
- Superbly Appointed Open-Plan Kitchen/ Diner/Sitting Room
- Two Bedrooms
- Outstanding Principal Bedroom
- Terraced Patio Area
- Period Features Throughout
- Beautiful Communal Gardens

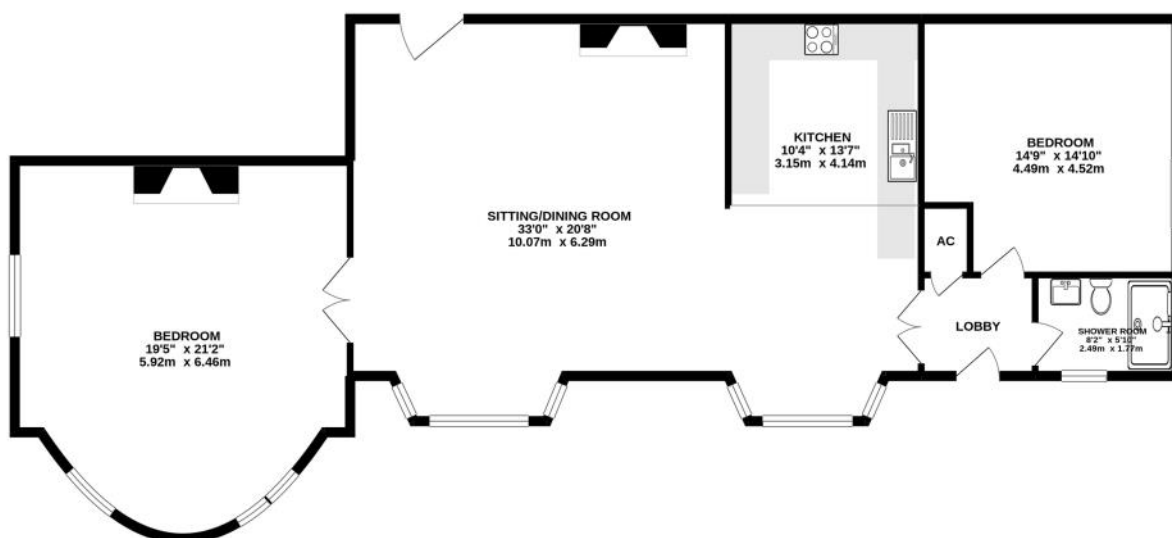






GROUND FLOOR

1380 sq.ft. (128.2 sq.m.) approx.



TOTAL FLOOR AREA : 1380 sq.ft. (128.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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MIDDLETON

Middleton is a small village four and a half miles from King's Lynn on the Norwich road, with a fine church, restaurant, Post Office / shop and Middleton Golf Club. King's Lynn with its wide range of shops, schools, hospital and other amenities is nearby. King's Lynn station has trains to London King's Cross hourly and the journey takes 1hr 40 mins. Sandringham House is nearby and the beautiful North Norfolk Coast is a short drive away.

SERVICES CONNECTED

Mains electricity, drainage water and telephone. Electric storage heaters.

COUNCIL TAX

Band D.

ENERGY EFFICIENCY RATING

F. Ref:- 8833-7925-3070-6174-4902 .

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

One allocated parking space and guest parking.

TENURE

125 years lease remaining from 01/09/2005. Ground rent - £165 per calendar month. Service charge - £1,320 per annum.

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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