

**LANDLES**



**21 Lavender Court | Gaywood | King's Lynn**



**A ground floor 2 bedroom flat in a quiet private development exclusively for the over 55's. Within walking distance of the local amenities on offer in Gaywood, this flat would suit an individual or couple looking for a convenient location.**  
***NO ONWARD CHAIN.***

**Purchase Price £100,000**

Folio: L/593s

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[www.landles.co.uk](http://www.landles.co.uk)

- Entrance Hall
- Living Room / Diner
- Kitchen
- 2 Bedrooms
- Shower Room



- Double Glazing
- Ground Floor Flat
- Private Development for Over 55's
- Care line
- Onsite Manager

**Lavender Court** is a private development located just off Wootton Road exclusively for the over 55's. This 2 bedroom flat offers ground floor accommodation with Living Room / Diner, Kitchen, 2 Bedrooms and Bathroom and benefits from updated double glazing throughout. The development has an onsite manager and a care line is included. Gaywood is a convenient location for easy access to a range of amenities including supermarkets, doctors surgery, chemist and church and is within close proximity to the Queen Elizabeth Hospital. There is also a regular bus service which runs from the end of the road.

#### Entrance Hall

9' 11" x 3' 11" (3.02m x 1.19m)

With Dimplex electric storage heater, BT telephone point and 2 storage cupboards housing factory lagged hot water tank.

#### Living Room / Diner

17' 7" x 16' 3" (5.36m x 4.95m) (max)

L-Shaped dual aspect with Dimplex electric storage heater, television and radio aerial points, BT telephone point and electric fire with wooden surround.

#### Kitchen

9' 3" x 7' 6" (2.82m x 2.29m)

With fitted wall and base units, fitted laminate worktops, high level Ariston electric oven and grill, Ariston 4 ring electric hob with extractor over, stainless steel sink and drainer, point and space for a washing machine, space for a freestanding fridge/freezer, part tiled walls and vinyl flooring.

#### Bedroom 1

10' 9" x 10' 8" (3.28m x 3.25m)

With Dimplex electric storage heater and BT telephone point.

#### Bedroom 2

10' 8" x 6' 7" (3.25m x 2.01m)

#### Bathroom

7' 5" x 6' 2" (2.26m x 1.88m)

With low level WC, pedestal hand basin, shower cubicle with glazed screen and Triton electric shower, tiled walls, vinyl flooring and Dimplex wall mounted electric heater.





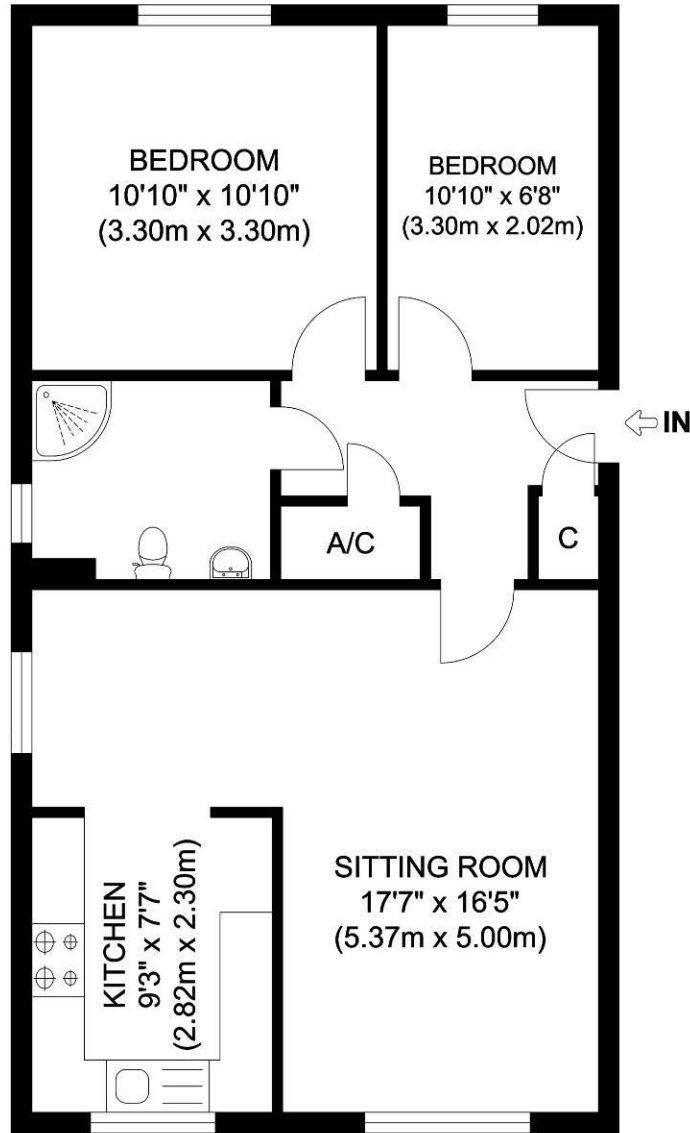
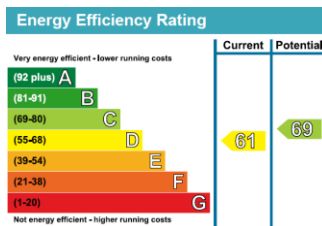
**21 Lavender Court, Gaywood, PE30 4HL**

Illustration for identification purposes only, measurements are approximate, not to scale.



**Services** Mains water, electricity and drainage are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "A" with a current annual charge of £1,289.54, 2021/2022.

**Tenure** Leasehold. 99 year lease commenced in 1996. Service Charge currently approx. £934.07 per half year. Ground Rent currently approx. £90.89 per half year. Vacant possession upon completion.

**Anti Money Laundering Directive** In accordance with the above prospective purchasers will be required to provide the usual proof of identity documents at the stage of agreeing a subject to contract sale.

**Privacy Statement** The LANDLES Privacy Statement is available to view online or upon request.

**Viewing** Further details and arrangements for viewing may be obtained from **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**IMPORTANT NOTE** Messrs. LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract (ii) no person in the employment of Messrs. LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels garden furniture statuary equipment or fittings etc is excluded from the sale whether appearing in images or not.

**LANDLES**

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*Town & Country property*  
*in King's Lynn and the*  
*villages of North West Norfolk*

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