

**LANDLES**



**Hampton Court | Nelson Street | King's Lynn**



*HISTORIC KING'S LYNN - OFF NELSON STREET*

**A generous sized 2 bedroom ground floor flat  
requiring some renovation in the delightful quadrangle of  
Grade I Listed Hampton Court.**

**Centrally located within walking distance of all town amenities,  
transport facilities and South Quay.**

*RARE OPPORTUNITY - NEW LONG LEASEHOLD OF 125 YEARS*

**Purchase Price £90,000**

Folio: N/232ts

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

- Entrance Hall
- Living Room
- Breakfast Kitchen
- 2 Bedrooms
- Bathroom
- Gas Fired Rad CH



- Long Leasehold - 125 Years
- Located off Historic Nelson Street - Conservation Area
- Central Location - close to amenities
- No Onward Chain

**Hampton Court** is a delightful residential location mostly consisting of flats in one of King's Lynn's most historic locations, Nelson Street. The property was acquired by the King's Lynn Preservation Trust around 1960 with the building originally dating from between the 14<sup>th</sup> & 17<sup>th</sup> century. The flats situate around a picturesque centre quadrangle and also have the benefit of a "secret" communal courtyard garden exclusively for the resident's use. Being offered to the market is a spacious & bright ground floor 2 bedroom flat. Now requiring some renovation works, the flat is due to be sold with the benefit of a new 125 year long lease on a peppercorn ground rent.

**King's Lynn**, once part of the Hanseatic League, offers residents a rich heritage with an array of old buildings & architecture (some of which have also been recommissioned by the King's Lynn Preservation Trust). There are a variety of local amenities both in the town centre and on the nearby Hardwick Retail Park on the edge of the town. The railway station and bus station (both within a 10 minute walk of Nelson Street) provide regular transport links in & out of the area with the A47 providing convenient road access to the nearby cities of Norwich & Peterborough.

The accommodation comprises:

#### Entrance Hall

With stone floor and wooden front entrance door.

#### Living Room 14' 1" x 13' 10" (4.29m x 4.22m)

With 2 large windows overlooking the central quadrangle, fireplace with tiled hearth, room thermostat, radiator, television aerial point and cupboard.

#### Breakfast Kitchen 10' x 9' 8" (3.05m x 2.95m)

With fitted wall and base units (shaker style), fitted worktops, stainless steel sink with drainer & monobloc tap, electric oven & hob with extractor over, point & space for a washing machine, space for an undercounter fridge/freezer, tiled surrounds, radiator, wall mounted gas boiler and small pantry cupboard.

#### Bedroom 1 13' 7" x 10' 6" (4.14m x 3.2m)

With radiator & cupboard.

#### Bedroom 2 11' x 10' 6" (3.35m x 3.2m)

With radiator & cupboard.

#### Bathroom 13' x 7' 9" (3.96m x 2.36m)

With low level WC, pedestal hand basin, panelled bath, corner shower cubicle with glazed doors & electric shower, tiled surrounds and extractor.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Title:** We are advised that the property title is not currently Registered at Land Registry. Our Clients / Clients legal advisors are in possession of Title Deeds.

**Energy Performance Certificate (EPC)** – The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** All mains services 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 "B" with a current annual charge of £1,626.26, 2023/2024.

**Tenure** Leasehold. New 125 year term. Service Charge currently approx. £3,760.55 for 2024. Ground Rent: Peppercorn. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, LANDLES

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

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

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

**IMPORTANT NOTES | 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 do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of 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 or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

# LANDLES

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villages of North West Norfolk

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