

LANDLES



Flat D | 77 London Road | King's Lynn

"Residential Investment Opportunity"

1 x Bedroom First Floor Flat

**in converted Victorian Grade II Listed property on London Road
With the valuable benefit of ALLOCATED PARKING.**

*Offered with AST tenants in situ
Available on NEW 125 year long lease.*

Purchase Price £49,500

Folio: L/599ts

- First Floor Flat
- Kitchen/Sitting Room
- Bedroom
- Bathroom



- Allocated Parking
- Electric Storage Heaters
- Close to Town Centre
- Tenants in Situ

77 London Road, part of Buckingham Terrace, is a Grade II Listed property which dates from the 19th Century and was converted into 6 flats by the King's Lynn Preservation Trust in the 1970's. Flat D is at the rear of the building on the first floor accessed off Checker Street and benefits from an allocated parking space just outside.

King's Lynn is a historic market town which provides residents with a wide variety of amenities both in the town centre & the nearby Hardwick Retail Park. The towns train station with mainline to London Kings Cross via Ely & Cambridge and bus station with regular routes across the area are both within walking distance as is the High Street & historic quayside with a range of eateries. The accommodation is as follows;

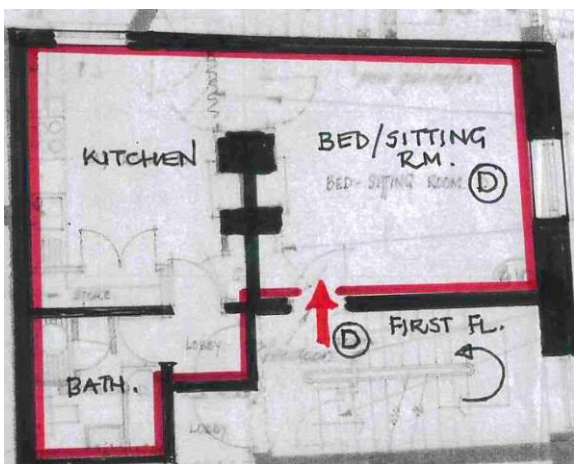
Kitchen/Sitting Room

Bedroom

Bathroom

Investment:

The property is let on an Assured Shorthold Tenancy. Rent increase W.E.F 1st Nov 24 to £500pcm, ex.



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.

Energy Performance Certificate (EPC) EPC Rating – Band C.

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

Council Tax Enquiries indicate the properties are assessed at Council Tax Band A with a current annual charge of £1,459.27, 2024/2025.

Tenure Leasehold. New 125 year term. Ground Rent: Peppercorn. Service Charge for 2024: £2,634.90 *The block is arranged with a management company (owners become shareholders). There are managing agents appointed. Freeholder is King's Lynn Preservation Trust.

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.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LANDLES

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