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THE STORY OF

The Lookout

King's Lynn, Norfolk

SOWERBYS

Gate 11
Keep clear



THE STORY OF

The Lookout

51 Trinity Quay, King's Lynn, Norfolk
PE30 1NQ



No Upward Chain

Elevated River Views

Off-Road Parking and Garage

Modern Contemporary Finish

Easy Access to Local Amenities

Versatile Accommodation



SOWERBYS KING'S LYNN OFFICE

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“We’ve got such panoramic vantage views of the boats and wildlife go by on The River Great Ouse.”

Having been extensively modernised in recent years, The Lookout is arguably one of the most sumptuous apartments in King’s Lynn. Trinity Quay is a bespoke development, with The Lookout being the show-piece apartment of the development.

The current owners have thoroughly enjoyed the property’s easy access to the town centre with it being only a few minutes from an eclectic offering of pubs, restaurants, cafes and - of course - the town’s two theatres. King’s Lynn also has

a thriving high street with a plethora of shops and amenities.

The accommodation comprises of an open-plan living room/dining room with far reaching views from triple aspect windows, two beautiful double bedrooms - including a principal with en-suite facility. There’s also a balcony terrace overlooking the river, suitable for a bistro dining set, ideal for a morning coffee or an evening tippie whilst watching the sunset.

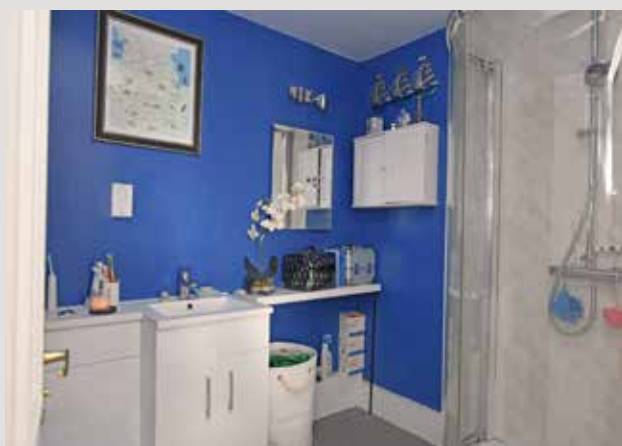
A contemporary fitted kitchen and shower room are practical and well-appointed and a spiral staircase leads up to the 'lookout'. This area features two additional rooms over two floors of versatile living space. The current vendors have used these as a study and library/hobby-room. The 'lookout' itself occupies the top floor and having a ceiling height of approximately 3m, and triple aspect windows, it lends itself wonderfully to being a further impressive bedroom with far enviable views over King's Lynn, West Lynn, The Minster, the town roof line and countryside beyond.

On the ground floor there is access to a private utility room, garage and further off-road parking.



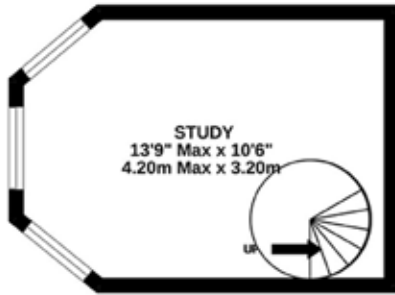




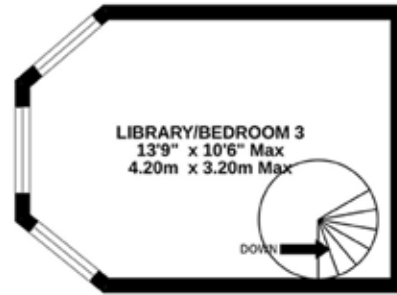




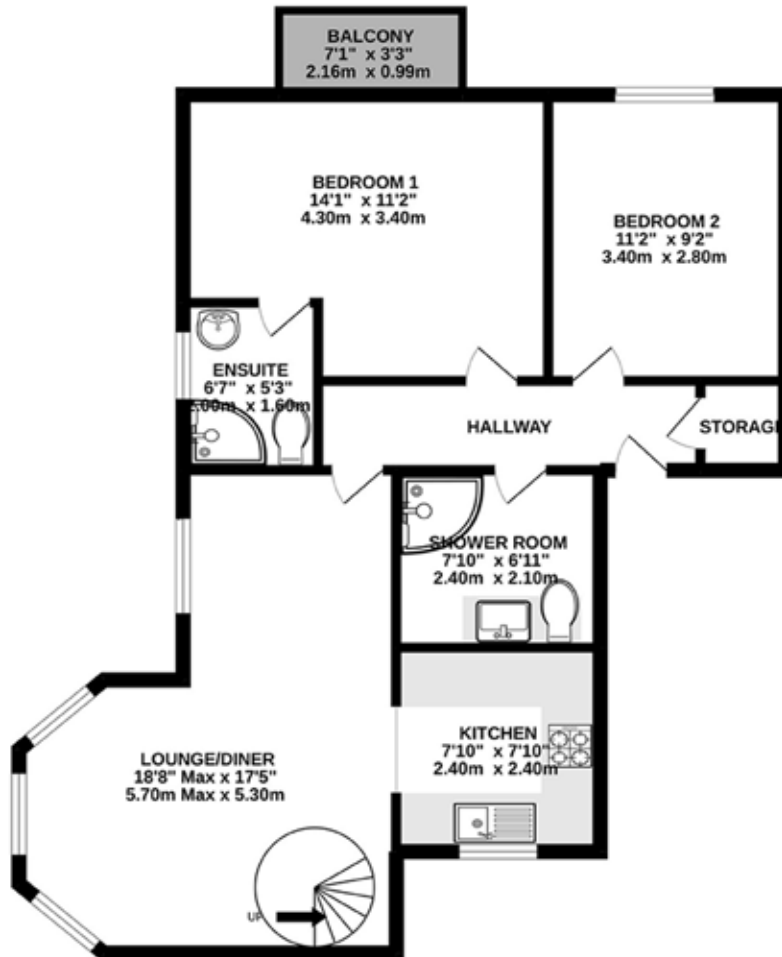
3RD FLOOR



4TH FLOOR



2ND FLOOR



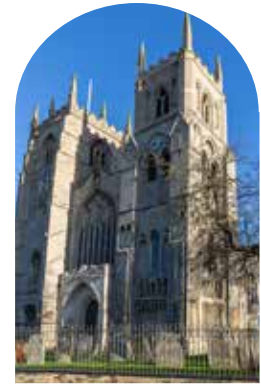
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used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

ALL THE REASONS



King's Lynn

IN NORFOLK
IS THE PLACE TO CALL HOME



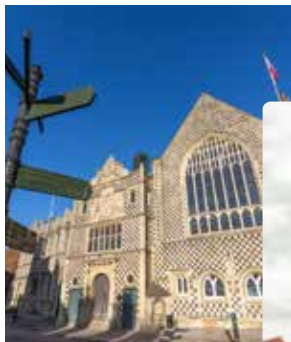
Perched on the banks of the River Ouse, King's Lynn has been a centre of trade and industry since the Middle Ages, and its rich history is reflected in the many beautiful buildings which still line the historic quarter.

Originally named Bishop's Lynn, during the reign of Henry VIII the town was surrendered to the crown and took the name King's Lynn. During the 14th century, Lynn was England's most important port, dominated by the Hanseatic League. Although the growth of London later eroded the port's importance, ship-building and fishing became prominent industries, the latter of which is documented at True's Yard Museum.

With more than 400 listed buildings, two warehouses – Hanse House and Marriott's Warehouse – still stand in the centre of the town, along with King's Lynn Minster and Custom House. These have appeared as stars of the screen in numerous period dramas and it's not unusual to spot a camera crew and cast on location.

King Street, which runs from Tuesday Market Place to the Custom House was once known as 'Stockfish Row' for the number of fish merchants that lived there, With a listed building every 26ft, Sir John Betjeman described it as one of the finest walks in England. In 1845, there were at least ten pubs on this street alone, and although these have faded away a relatively new arrival is the WhataHoot distillery with its gin school and handmade spirits.

With Cambridge, Peterborough and Norwich all within an hour's drive and a direct rail line into London King's Cross arriving in the capital in just 1 hour 40 minutes, King's Lynn continues to attract a growing number of professionals seeking an easy commuter route. It's easy to see the appeal of this central location with a clutch of high street retailers and independent restaurants in the town's Vancouver Centre. The Majestic Cinema and King's Lynn Alive Corn Exchange are the place to catch a film or show, or check out what's on at St George's Guildhall, the UK's largest surviving medieval guildhall, today a vibrant arts centre.



Note from the Vendor



“We have easy access to the historic and vibrant town centre of King’s Lynn and get to see the seasons and mood of the river change.”

THE VENDOR



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heating.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

E. Ref:- 2381-7126-2513-0712-4111

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.

TENURE

Leasehold with 965 years remaining. The current annual charge is £1,500 covering both the ground rent and service charge.

AGENT’S NOTE

The keeping of pets is not permitted within the lease agreement.

SOWERBYS



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