



INTRODUCING

22 Old School Court

Kings Lynn, Norfolk

SOWERBYS



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22 Old School Court

King Street, Kings Lynn, Norfolk
PE30 1DB



Secure Private Parking

No Onward Chain

Elevated River Views

Grade II Listed Building

Historic Location

Easy Access to the High Street and Amenities

Short Distance from Mainline Rail Station



SOWERBYS KING'S LYNN OFFICE

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“The summerhouse is a perfect spot for a moment’s reflection...”

Having previously been the site of King’s Lynn High School for girls from 1902 until 1979, original portions of the building have existed since the 17th Century and naturally its impressive elevations have an abundance of period charm that have made it a landmark of the historic King Street frontage.

The conversion from place of education to apartments took place between 1982 and 1986 and many people still have fond memories of its former life. With just 29 residences it’s a lovely little community of its own.



It is understood that Number 22 was once the geography department, now a particularly generous apartment comprising two double bedrooms, both with built-in wardrobes, and an impressive open plan living/dining room which is flooded with natural light from three windows – all of the aforementioned accommodation is brilliantly orientated, facing the communal lawned garden area with river views beyond.

A large bathroom with over bath shower serves both bedrooms and is accompanied by an unusually wide entrance hall with two very practical storage cupboards.

The kitchen receives the morning sun and has views of the colourful communal courtyard garden area with its multiple raised beds of flowers and shrubs.

Concluding the outside space is a communal summer house set right on the water front, providing an idyllic spot for an afternoon tea and a moments reflection.

The property also benefits from a designated parking space within a gated car park.

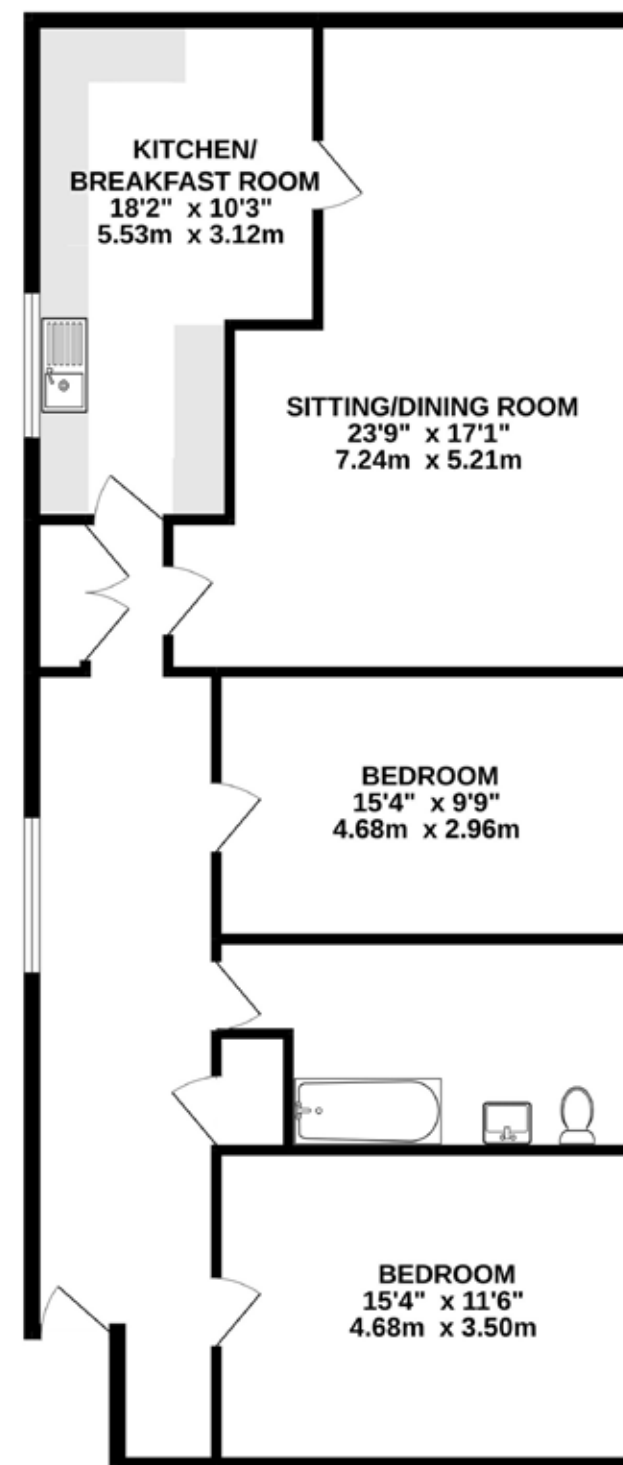
Whether it be a personal residence or an investment venture, this superb and rare opportunity has a lot to deliver a prospective buyer.







GROUND FLOOR 1195 sq.ft. (111.0 sq.m.) approx.



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.

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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.



"With just 29 residences, Old School Court is a lovely little community of its own."



SERVICES CONNECTED

Mains electricity, water and drainage. Gas fired central heating.

COUNCIL TAX

Band B.

ENERGY EFFICIENCY RATING

To be confirmed.

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

The property is Leasehold on a 999 year lease from 2007. There is a current maintenance charge of £1320.00 per annum. The service charge covers buildings insurance, water, interior and external communal area maintenance, i.e. the summerhouse, garden, staircases, hallways, fire alarm, parking area and security gate maintenance.

AGENT'S NOTE

Please note that the building is Grade II Listed and located within a conservation area.

An area of the communal space has been identified as containing asbestos, deemed to have very low potential to release fibres.

SOWERBYS



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