

LANDLES



64 Highgate | King's Lynn | Norfolk



The spacious first floor 2 bedroom apartment ideally situated within short walking distance of all town amenities. Benefits from updated Kitchen & Bathroom, Gas Fired Rad CH and an additional piece of garden land to the front. Long Leasehold

Purchase Price £110,000

Folio: H/415ts

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- Entrance Hall
- Living Room
- Kitchen
- Inner Hall
- 2 Bedrooms
- Bathroom



- First Floor Apartment
- Gas Rad CH
- Additional Piece of Garden Land
- External Store Shed
- Convenient Location in the Town

64 Highgate is a generous sized 2 bedroom first floor apartment conveniently positioned in the town and is within a short walking distance of all amenities, including Morrisons supermarket, bus station and mainline railway station. The flat has recently undergone updating to the Kitchen & Bathroom and there is gas fired radiator central heating. Externally, the property benefits from an additional piece of garden land which is currently laid to gravel. **King's Lynn** is an historic market town which offers residents access to a variety of amenities both in the town centre and on the nearby Hardwick Retail Park on the edge of town. There are good transport links with frequent bus services and a mainline railway with links direct to London Kings Cross via the cities of Ely & Cambridge.

Entrance Hall

Kitchen

10' 1" x 8' 1" (3.07m x 2.46m)

With fitted wall & base units, fitted worktops, sink with drainer & monobloc tap, electric oven, electric hob with extractor over, tiled surrounds, spot lights to ceiling and radiator with thermostat.

Living Room

16' 3" x 13' 8" (4.95m x 4.17m)

With television aerial point and radiator with thermostat.

Inner Hall

Bedroom 1

13' 5" x 10' 6" (4.09m x 3.2m)

With storage cupboard and radiator with thermostat.

Bedroom 2

11' 4" x 8' 11" (3.45m x 2.72m)

With radiator with thermostat.

Bathroom

8' 1" x 5' 5" (2.46m x 1.65m)

With low level WC, vanity hand basin with cupboard under, panelled bath with mixer taps & shower extension, tiled walls, tiled floor, electric towel radiator and extractor.

Storage Cupboard (Outside of Flat)

With point & space for a washing machine and housing gas fired wall mounted boiler.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 "A" with a current annual charge of £1,329.23, 2022/2023.

Tenure Long leasehold. Original 125 year lease commenced January 1981. Ground rent currently £10pa. Service charge – To be confirmed.

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.

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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