



THE STORY OF

Flat 16, Three Crowns House

King's Lynn, Norfolk

SOWERBYS

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Flat 16, Three Crowns House

South Quay, King's Lynn, Norfolk
PE30 5DT

No Upward Chain

River Views

Two Bedrooms

Lounge/Dining Room

Lift and Stairs to First Floor

Communal Garden, Lounge and Parking

Convenient for Access to Transport Links

A Short Walk from the Heart of
King's Lynn and its High Street

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“There are lovely views of the river and West Lynn, and the sunsets are magnificent too.”

Sip morning coffee whilst taking in the elevated views over King's Lynn's historic quay side. Head out into town with a vibrant high street of shops, cafés, restaurants and leisure facilities to enjoy, before heading back to take in the magnificent sunsets.

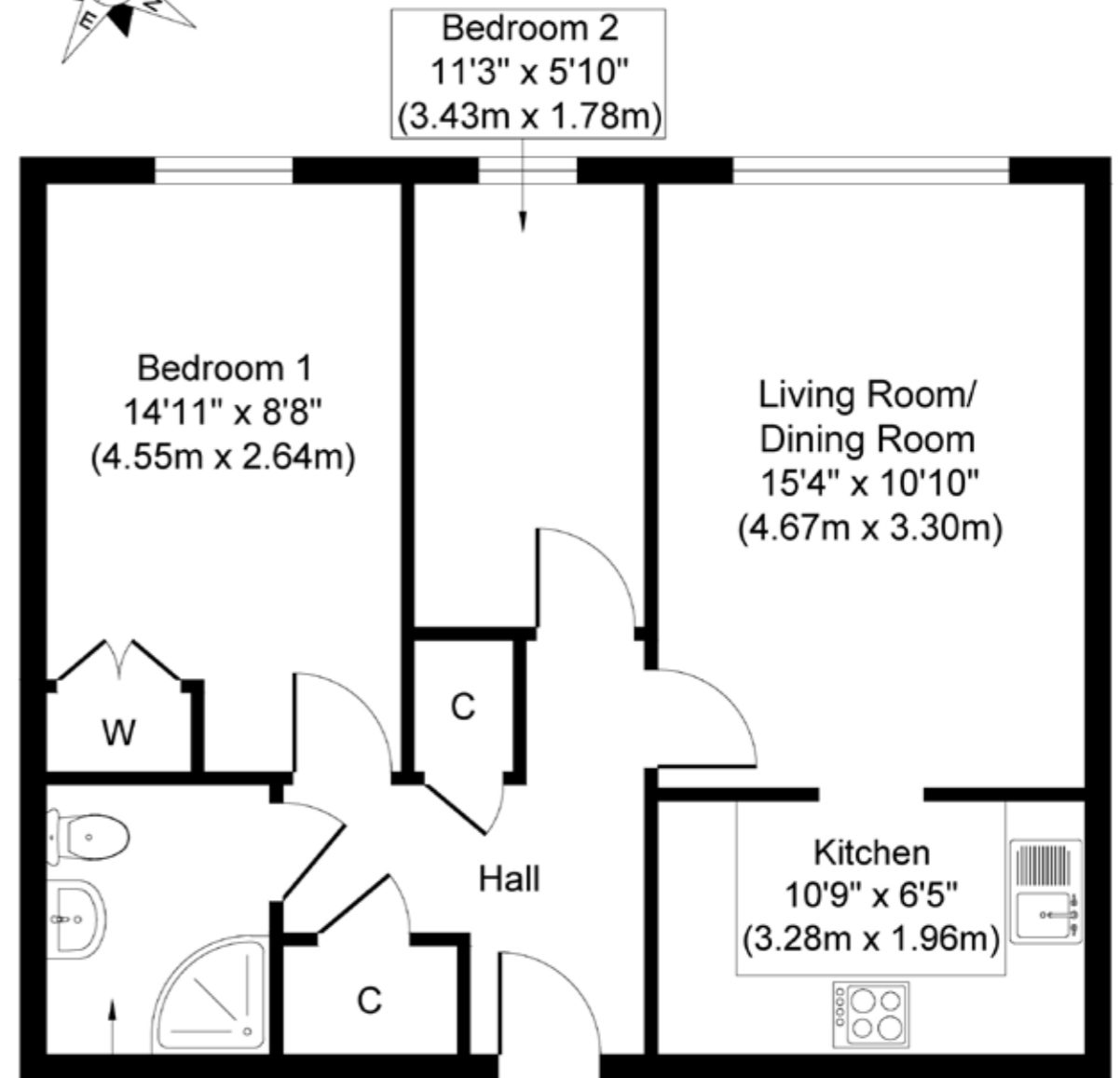
Situated on the first floor, and accessible by both stairs and a lift, this well-proportioned home has a comfortable entrance hall with room to welcome guests before heading into the living/dining room which is semi open plan. With a charming and well-equipped kitchen, this primary living area is superbly light a bright with west facing views over the river.

The principal bedroom is a comfortable double with built-in wardrobe space, whilst the second bedroom is a good-sized single, although it could perhaps be utilised as a study or reading room. Both rooms have a wonderful outlook over the waterfront and are served by a generous modern shower room.

Residents have use of a communal lounge and patio garden area; both occasionally having played host to purely optional coffee mornings or fish suppers - gifting an opportunity for people to come together and socialise. However, these are - of course - great additional spaces to welcome friends and family, meet for a chat, or take a pause with a good book.







Shower Room
6'5" x 5'8"
(1.96m x 1.73m)

Approximate Floor Area
582 sq. ft
(54.06 sq. m)

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.



Note from Sowerbys



“There's a great lifestyle to be had when living in the heart of King's Lynn.”

SOWERBYS



SERVICES CONNECTED

Mains water, electricity and drainage. Electric heaters.

COUNCIL TAX

Band C.

ENERGY EFFICIENCY RATING

C. Ref:- 1710-7029-8009-0996-9202

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. 99 years from 1st April 1990. Current Rates: Ground Rent £119.70 per six months. Service Charge is currently £4,826.50 annually

LOCATION

What3words: ///normal.enter.foal

AGENT'S NOTES

The whole of Three Crowns House is for over 55s.

The car park is for residents and their visiting guests – subject to available space.

There is a guest room on the first floor, available to visiting guests at a cost and on a first come first served basis (bookable by the complex manager).

The complex manager is on duty from Monday to Friday, mornings only.

These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give representation or warranty in respect of the property.

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