



**TOWER COURT**

**SOWERBYS**

Land & New Homes Specialists



Welcome to  
TOWER COURT

Overlooking the towering 12th century Minster, as it rests upon its magnificent historic surroundings, the enviable Tower Court development affords a welcome contemporary twist on the fringe of this port towns Historic Quarter.

Ideally placed to soak up this Hanseatic towns cultural lifestyle, Tower Court lends to wending walks through narrow cobbled lanes and quayside strolls to fashionable bars and eateries along the timeless tidal banks of the River Great Ouse.

Enjoying regeneration at the heart of this vibrant town, the Tower Court development is approached through an ornate gated entrance into an enclosed courtyard. With designated parking, individual integral garaging including EV points and accommodation arranged over three stories, Tower Court offers a professional means for modern living.



# HISTORIC KING'S LYNN

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.

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.

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 places 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.

A stunning cluster of Georgian architecture sits to the west of town and the streets surrounding The Walks, a Grade II listed, 17-hectare park where elegant folk once promenaded. Families still enjoy weekend walk or a Sunday concert in the park and don't miss The Red Mount, once a wayside stop for pilgrims headed to the shrine of Our Lady of Walsingham, to take in the incredible, elevated views.



## THE TOWNHOUSES

- Modern Open Plan Living
- Two Double Bedrooms with Built in Wardrobes
- Integral Garage
- Individual Electric Vehicle Charging Points
- Covered Patio Area and Enclosed Courtyard
- Central Location Overlooking the Minster
- Close to Amenities and Train Station

## Plots 2, 3 & 4

Each property enters a practical and functional entrance hallway with the added convenience of a ground floor cloakroom, as well as separate access to the integral garage and a covered and open terrace to enjoy outdoor solace or socialising whatever the season. To the first floor, an open living area creates a broad space for entertaining and sociable interaction. With lofty views from the second floor, the accommodation concludes with two double bedrooms and a family bathroom.



Townhouse  
from 904 sq ft



Integral  
garage



Ground Floor

Garage

5.0m x 2.7m

First Floor

Kitchen/Dining/Sitting Room

8.4m x 4.9m

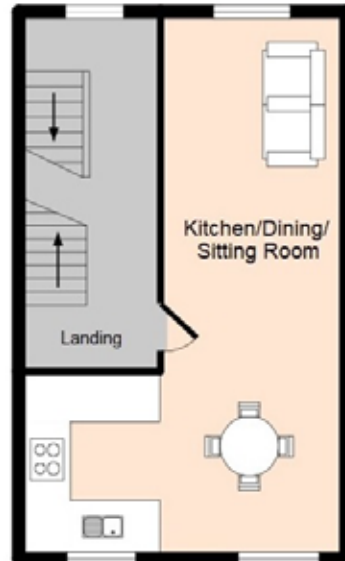
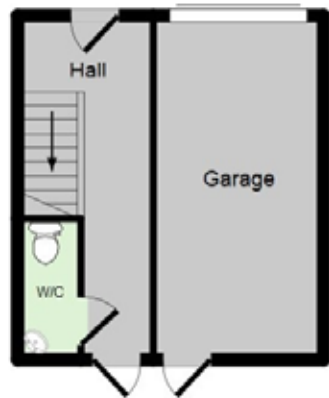
Second Floor

Bedroom One

4.9m x 3.4m

Bedroom Two

4.9m x 3.2m



## Plots 1 and 5

Ground Floor

Garage

5.0m x 2.5m

First Floor

Kitchen/Dining/Sitting Room

7.9m x 4.8m

Second Floor

Bedroom One

4.7m x 3.4m

Bedroom Two

4.7m x 2.8m

# SPECIFICATION

## EXTERIOR FEATURES

- Burnt red roof tiles over traditional red blend brickwork with white mortar
- Black UPVC rainwater goods
- Traditional black framed light to front with PIR motion sensor
- Stainless steel up and down light to patio area
- Black composite front door with spyhole and chrome letterbox with canopy surround
- Jet black steel up and over garage door
- White composite rear and personal garage doors
- Signal White flush casement wood windows
- Half bonded buff patio tiles
- Tar and chip parking area
- Feather edged timber fencing

## INTERIOR FEATURES AND DECORATION

- Egyptian cotton painted walls with white ceilings
- White contemporary Burford style woodwork
- White internal doors with polished stainless-steel ironmongery
- White coloured Shaker style fitted wardrobes to bedrooms
- Stonewashed driftwood style luxury vinyl floor tiles to hallway, kitchen and living areas
- Mushroom coloured carpeting to stairs, landings and bedrooms
- A mix of pendant and spot lighting
- Smoke and heat detection system
- White wall mounted thermostatic radiators





## KITCHENS AND UTILITIES

- Matt Cashmere Belsay Shaker style units with inox styled handles and Veneto marble effect worktops
- Mushroom coloured glass splashback
- White Whiltshire sink with a chrome quadrant single lever tap
- Integrated black single oven and chimney hood over a ceramic rotary control hob



## BATHROOM FINISHES

- White sanitary ware with chrome taps
- Dover Acero Porcelanosa wall tiles
- A mix of matt pewter grey and Pretoria Oak coloured units
- White heated towel radiator and shaving point



## GENERAL

- Build Wise 10 year warranty
- Manufacturers warranty on appliances
- TV and FM sockets to bedrooms
- Media entertainment unit to lounge for phone, Sky Q and digital aerial
- Mains water and drainage
- Combination gas boiler with gas saver to garage
- Power and light to garage
- Electric vehicle charging point with smart features to garage





# THE DEVELOPER

Brought to you by a trusted and award-winning local King's Lynn development company with a professional reputation built upon five decades of collective building experience.



**DWELLINGS4U**  
Our Build, Your Comfort



## TOWER COURT

Tower Court  
 Tower Place  
 King's Lynn  
 Norfolk  
 PE30 5DF

### Travel Links by Foot

● Train Station	9 min
● Corn Exchange	8 min
● Quayside	4 min

### Travel Links by Road

● Hunstanton	32 min
● Peterborough	54 min
● Norwich	1hr 10 min

### Travel Links by Rail

● Downham Market	14 min
● Cambridge	53 min
● King's Cross London	1hr 56 min

# SOWERBYS

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