

# LANDLES



## 10 Burkitt Homes | Queen Street | King's Lynn

**Ground Floor apartment located in the historic heart of King's Lynn.  
Situating in the delightful private quadrangle of Burkitt Homes  
and most convenient for all the amenities of the town.**

*The Trustees invite applications for the appointment of  
a new resident of Apartment 10.*

*For the over 55's who are currently or have previously  
been a resident of  
or with a connection to King's Lynn.*

**Almshouse Resident - Vacancy available**

**Monthly Maintenance Contribution - £480 (Inc Central Heating & Hot Water)**

Folio: B/502tr

- Ground floor apartment
- Open plan living and bedroom area
- Kitchen
- Shower Room



- Shared laundry room
- Walled Gardens and Courtyard
- Easy access to town centre and quay

**Monthly Maintenance Charge:** This is payable monthly by bankers order on the 1st of each month in advance. Current MMC is £480.

**Included in the MMC:** Central heating & hot water, water, TV connection point, use of shared laundry room facilities.

**Residents are Responsible for:** Council Tax, electricity, telephone, TV licence, internal cleaning.

**Council Tax ;** Band A with current full annual charge of £1,393.93, 2023/2024.

**Occupancy Requirements:** The Homes are available to persons aged 55 or over, who are currently resident in King's Lynn, have been resident, or have a connection with the town. All applications will be considered on their individual merits and with consideration to the existing community. Further details are set out in Regulations for Almshouse Residents attached to the application form. (N.B. The Homes are not warden controlled and the Trust does not provide care facilities)

**Application for Residency:** Interested parties should complete a Burkitt Homes Almshouse Application Form available from the Agent's offices. There are no application fees payable. All application will be treated in confidence. Applications are subject to the Burkitt Homes Board of Trustees approval at all times. One month's Maintenance Contribution plus any part month due on commencement.

**Residents Handbook:** A copy of the current Residents Handbook with further information on the Burkitt Homes is available for applicants to read prior to making an application.

**Burkitt Homes** is a charity dating from 1909 registered with the Charity Commission registration number 234467 and is run by a Board of volunteer Trustees.

#### Viewing

Further details and arrangements for viewing may be obtained from **LANDLES**.

**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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