



SOUTH QUAY,
KING'S LYNN PE30 5DB

BROWN & CO



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REFURBISHED GROUND FLOOR APARTMENT

TWO BEDROOMS

BEAUTIFUL COMMUNAL GARDENS

TOWN CENTRE LOCATION

MAINLINE STATION TO ELY, CAMBRIDGE & LONDON

NO UPWARD CHAIN



INTRODUCTION

Brown & Co. offers a spacious, refurbished ground floor apartment in the heart of historic King's Lynn. The property has secure, private parking, beautiful communal gardens and is just a stones throw from the riverside and town centre, including mainline station to Ely, Cambridge and London. Rarely does such a property come to the market and first hand inspection is absolutely essential.

THE PROPERTY

The apartment was entirely refurbished in 2016 but, never lived in by the owner and as such is offered in a 'newly' renovated state. The apartment is ground floor with the door facing into a garden with the feel of an old cloister and inside features deep recessed windows and fine, exposed timber joists. There is a wide hallway that has access to a sitting room, extensive fitted kitchen with integrated appliances, two bedrooms and bathroom with shower over bath. There is also a walk in wardrobe in one of the bedrooms and a utility room.

Outside the property has the significant and rare benefit of secure parking accessed from the south quay via electric security gate.

The walk to apartment is delightful as it passes through the communal gardens that can be enjoyed by the residents. There are three areas of lawn, shrubs, potted plants and decorative borders all kept in stunning condition. There is a gate that leads directly the riverside and a passage to Queen St and the town centre.

First hand inspection of this remarkable property is essential to fully appreciate not only the quality of the renovation but, also the peaceful setting in the heart of the historic and thriving town.

AGENT'S NOTES

No upward chain

All mains services

Leasehold tenure, 999 years from 1984

Ground Rent £1

Service charge £25 per month covering garden maintenance

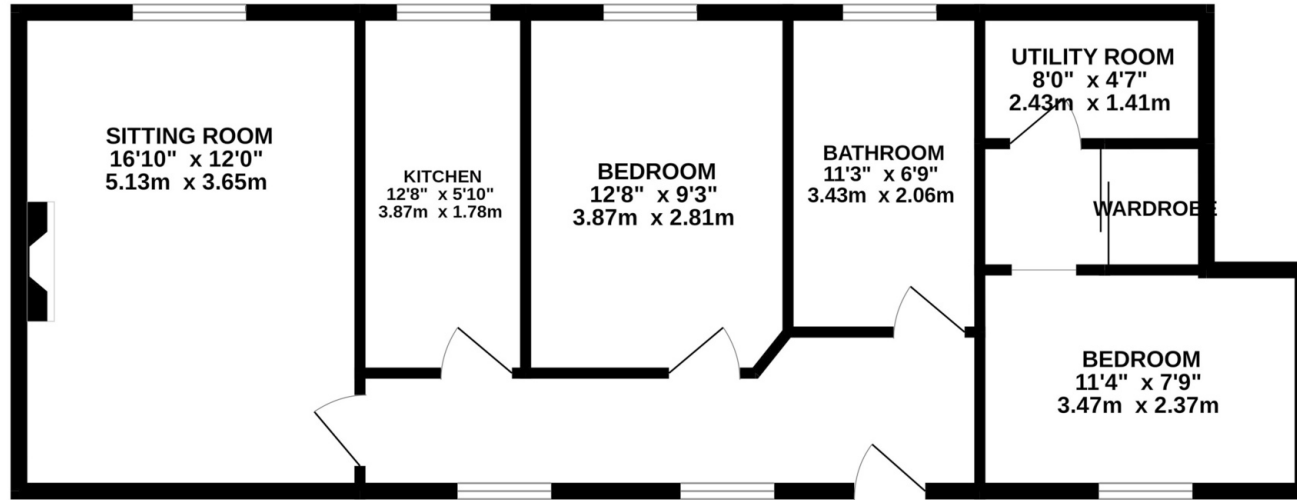
VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / kingslynn@brown-co.com

BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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