



## 13 Chapel Court | Chapel Street | King's Lynn



**The 2 bedroom first floor flat situated in a small development of similar apartments exclusively for residents aged 55 & over. Conveniently situated in King's Lynn Town Centre and within walking distance of all amenities.**

*No Onward Chain*

**Purchase Price £89,500**

Folio: C/514ss

- Entrance Hall
- Living Room
- Kitchen
- 2 Bedrooms
- Shower Room



- Development Exclusively for Residents aged 55 & Over
- Convenient Town Location
- Long Leasehold
- No Onward Chain

**Chapel Court** is a private, purpose built development of retirement apartments exclusively for residents aged 55 & over. Centrally positioned on Chapel Street in the town, the apartments are most conveniently situated being within walking distance of all town amenities and transport links with the bus station providing frequent routes in & out of the area and mainline railway direct to London Kings Cross via Ely & Cambridge. **13 Chapel Court** is a first floor 2 bedroom apartment which benefits from a long leasehold (999 years commenced January 1989) and is being offered with no onward chain. The accommodation comprises;

#### Entrance Hall

With entrance door from communal hallway, airing cupboard housing hot water tank & programmer, electric radiator, intercom telephone and hatch to roof space.

#### Living Room

16' 11" x 9' 9" (5.16m x 2.97m)

With French doors to Juliet balcony, electric radiator, television aerial point and BT telephone point.

#### Kitchen

9' 9" x 6' 3" (2.97m x 1.91m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, electric oven, electric hob with extractor above, point & space for a washing machine, tiled floor, tiled surrounds and electric heater.

#### Bedroom 1

11' 2" x 9' 10" (3.4m x 3m)

With electric radiator.

#### Bedroom 2

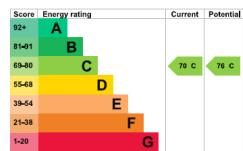
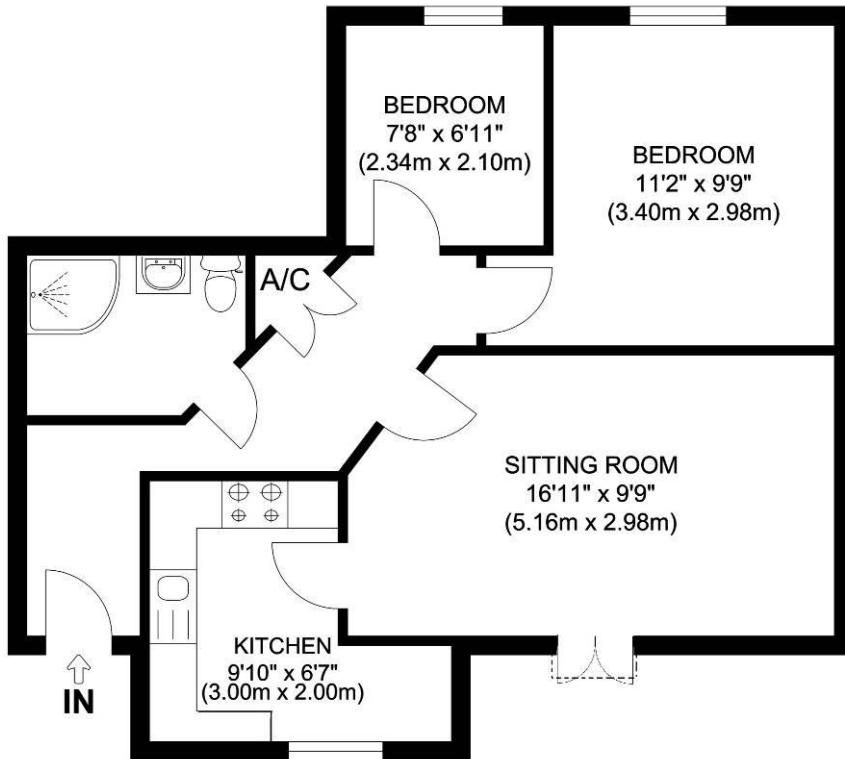
7' 8" x 6' 9" (2.34m x 2.06m)

With electric radiator.

#### Shower Room

With low level WC, vanity basin unit with monobloc tap and drawers underneath, shower cubicle with sliding glazed doors and electric shower, tiled walls, tiled floor, shaver point, extractor, electric towel radiator and electric heater.





TOTAL APPROX FLOOR AREA OF HOUSE 554.87 SQ.FT. (51.55 SQ. M.)

## 13 Chapel Court, Chapel Street, Kings Lynn, PE30 1EG

Illustration for identification purposes only, measurements are approximate, not to scale.

### NOTES:

[1] **Parking:** 6 communal spaces on a "first come first serve" basis.

[2] **Long Leasehold:** Initial term of 999 years from January 1989.

[3] **Ground Rent:** Peppercorn

[4] **Service Charge:** Approx £2,635.85 for 2025

**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** Mains water, electricity & drainage 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 £1,529.56, 2025/2026.

**Tenure** Long Leasehold. Vacant possession upon completion.

**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 misstatement 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.

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