

LANDLES



10 Hampton Court | Nelson Street | King's Lynn



The 2 bedroom apartment situated over first and second floors with private entrance in the delightful, historic quadrangle of Grade I Listed Hampton Court – off Nelson Street. Positioned within a short walk of all town amenities quayside.
Now ready for a general refurbishment.

Purchase Price £100,000

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www.landles.co.uk



- Independent GF Entrance
- First Floor Landing
- Dual Aspect Living Room
- Kitchen
- 2 Bedrooms



- Bathroom
- Gas Fired Rad CH
- Located off Historic Nelson Street - Conservation Area
- Residents 'Secret Garden'
- No Onward Chain

Hampton Court is a unique residential location situated in the historic heart of King's Lynn, off Nelson Street. The buildings origins date from between the 14th & 17th century and was restored by the King's Lynn Preservation Trust around the 1960s. The property is mostly divided into apartments which all situate around a delightful quadrangle with the benefit of a hidden 'Secret Garden' for residents use only. 10 Hampton Court is a 2 bedroom apartment situated over 2 floors with independent entrance door & stairway. Now requiring a scheme of works, the property offers opportunity to update to a new owners specification.

King's Lynn, once part of the Hanseatic League, offers a rich heritage with an array of old buildings & architecture, some of which have also been recommissioned by the King's Lynn Preservation Trust. A variety of amenities are on offer both in the town centre and nearby Hardwick Retail Park including national & local retailers, good quality eateries and transport links with mainline railway to London Kings Cross and A47 trunk road to Norwich & Peterborough. The delightful surrounding Norfolk countryside is on the doorstep and the renowned Norfolk Coastline is only a short drive away. The accommodation on offer comprises;

Ground Floor

Entrance

Independent entrance from Hampton Court. Stairway to First Floor Landing

First Floor

Living Room

16' 7" x 12' 6" (5.05m x 3.81m)

Dual aspect, airing cupboard housing the hot water cylinder & immersion, 2 radiators with thermostats, room thermostat for CH, television aerial point and BT telephone point.

Kitchen

10' 4" x 8' 6" (3.15m x 2.59m)

With fitted wall & base units, fitted worktops, sink with drainer & monobloc tap, point for an electric cooker, tiled surrounds, cupboard housing gas fired boiler & programmer for CH & HW.

Bedroom 1

10' 6" x 10' 2" (3.2m x 3.1m)

With radiator

Bathroom

6' 2" x 5' 10" (1.88m x 1.78m)

With low level WC, pedestal hand basin, bath with electric shower & glazed screen, tiled surrounds and towel radiator.

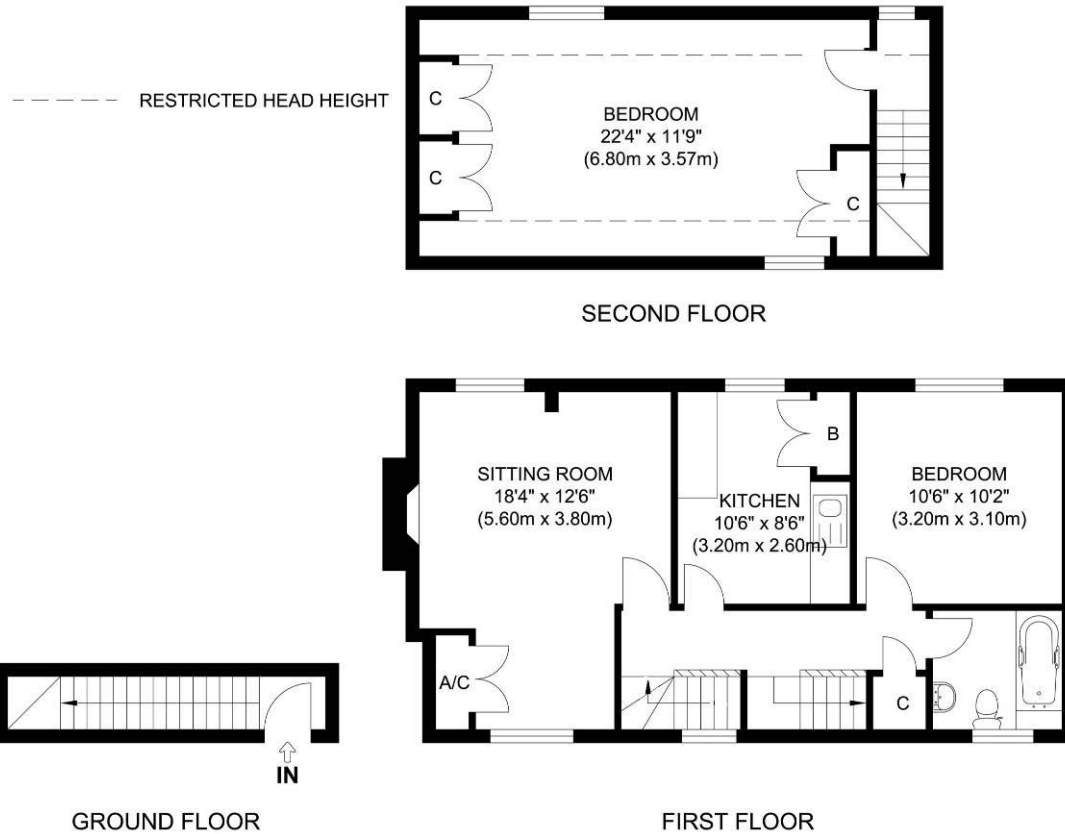
Second Floor

Bedroom 2 / Attic Room

22' 4" x 11' 11" (6.81m x 3.63m)

Dual aspect with dormer windows, radiator and a range of built in cupboards.

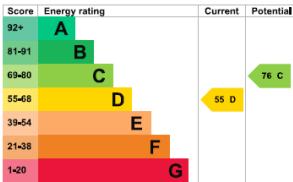




TOTAL APPROX FLOOR AREA OF HOUSE 828.39 SQ.FT. (76.96 SQ. M.)

10 Hampton Court Nelson Street King's Lynn PE30 5DX

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



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 All mains services 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 "B" with a current annual charge of £1,626.26, 2023/2024.

Tenure Leasehold. 132 year lease commenced September 1973 (approx. 82 years unexpired term). Ground rent: £300pa. Service Charge: £3,219.69 for 2024.

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 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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in King's Lynn and the
villages of North West Norfolk

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