



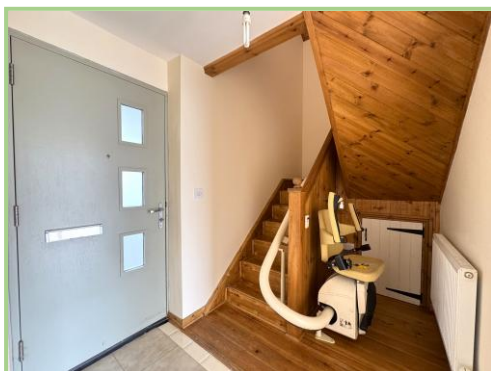
26 Valentine Place | Hillington Square | King's Lynn

The 3 bedroom ground & first floor maisonette with independent access and door to communal gardens in a recently modernised development. Conveniently located within walking distance of all town amenities, train station, 'The Walks' & river front.

*Recently redecorated throughout &
Offered to the market with No Onward Chain*

Purchase Price £135,000

Folio: V/102ts



- Entrance Hall
- Living Room
- Kitchen
- WC
- Stairs to First Floor Landing



- 3 Bedrooms
- Shower Room
- External Store Cupboard
- Door to Communal Gardens
- Long Leasehold
- No Onward Chain

26 Valentine Place is a 3 bedroom maisonette set over ground and first floors within a recently modernised block on the Hillington Square residential development. Benefitting from independent access and overlooking a communal residents garden with patio area, the property has been recently redecorated throughout and provides modern family accommodation which is ready for immediate occupation. There is double glazing throughout along with gas fired radiator central heating. Onsite parking is understood to be available by way of a separate permit – subject to availability, enquiries to be made with freeholder. Conveniently positioned, King's Lynn town centre is within a short walking distance providing a range of amenities. There are good transport links with frequent services running from King's Lynn bus station and mainline railway connection to London Kings Cross via Ely & Cambridge. The internal accommodation comprises;

Entrance Hall

With part glazed entrance door, wood & tiled flooring, 2 radiators with thermostatic valves, pine staircase with cupboard underneath and additional storage cupboard housing electrical consumer unit.

Living Room

12' 9" x 11' 4" (3.89m x 3.45m)

With large window overlooking communal garden, wood flooring, radiator with thermostatic valve and television aerial point.

Kitchen

11' 4" x 11' 4" (3.45m x 3.45m)

With fitted wall & base units, fitted worktops, stainless steel sink with drainer & monobloc tap, point & space for a range cooker with extractor hood above, point & space for a washing machine, tiled floor, tiled surrounds, radiator with thermostatic valve and door to communal garden and patio.

WC

With low level WC, pedestal hand basin, tiled floor, tiled walls and radiator with thermostatic valve.

Stairs to First Floor Landing

With wood flooring, cupboard with shelving and radiator with thermostatic valve.

Bedroom 1

12' 9" x 11' 3" (3.89m x 3.43m)

With large window, wood flooring, radiator with thermostatic valve, television aerial point and BT telephone point.

Bedroom 2

11' 7" x 11' 5" (3.53m x 3.48m)

With large window, wood flooring and radiator with thermostatic valve.

Bedroom 3

11' 4" x 6' 5" (3.45m x 1.96m)

With large window, wood flooring and radiator with thermostatic valve.

Shower Room

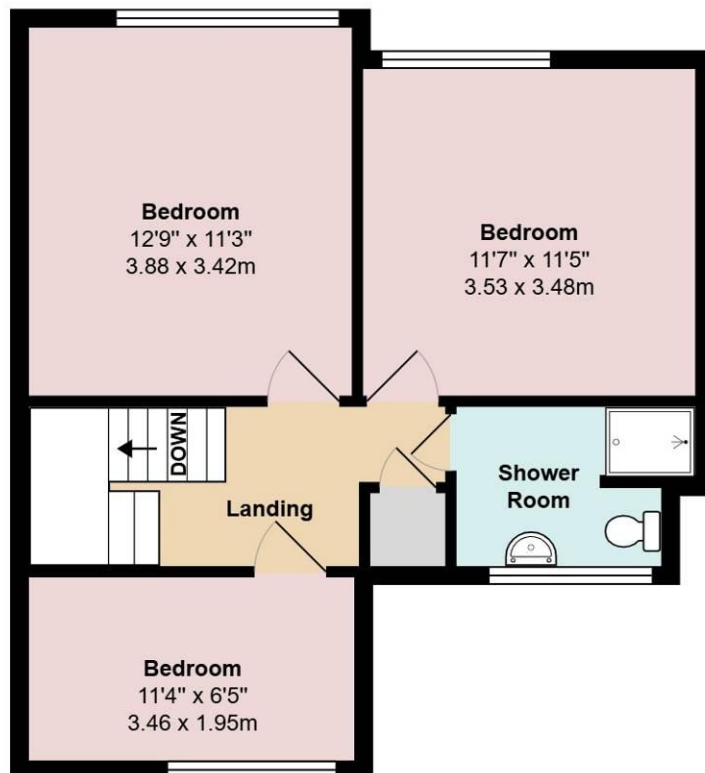
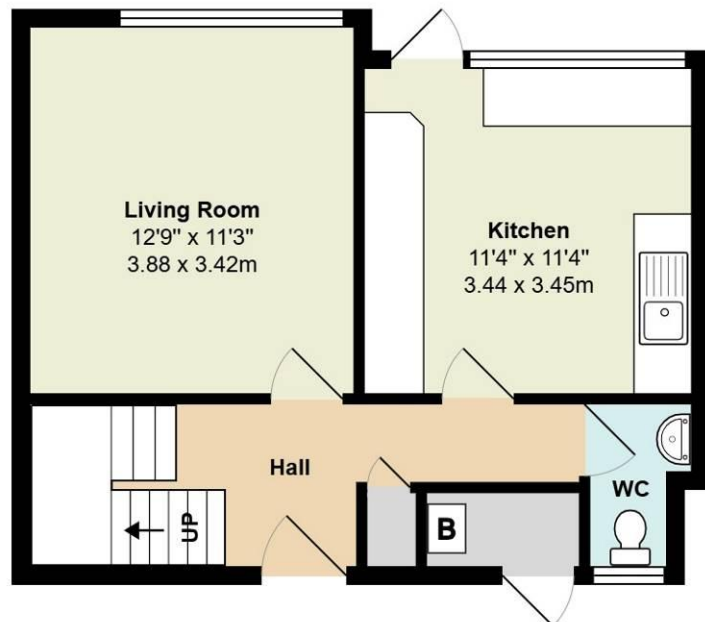
7' 3" x 5' 9" (2.21m x 1.75m)

With low level WC, pedestal hand basin, shower cubicle with electric shower and glazed bifold door, tiled walls, tiled floor, extractor, radiator with thermostatic valve and shaver point.

External Store Room

5' 4" x 2' 7" (1.63m x 0.79m)

With wall mounted gas combi boiler.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

26 Valentine Place, Hillington Square, King's Lynn, PE30 5HT

Total Floor Area Approx: 907 ft² ... 84.2 m²

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

NOTES:

- 1) **Long Leasehold:** Initial term of 125 years from 5th April 2016
- 2) **Ground Rent:** £10pa
- 3) **Service Charge:** Approx £500.78 for 2025-2026

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 "A" with a current annual charge of £1,529.56, 2025/2026.

Tenure Long leasehold. Freeholder: Freebridge Community Housing. 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.

PRS Property Redress Scheme

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.

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