



01553 770771 | kingslynn@brown-co.com



Townhouse 1, 10 King Street, King's Lynn, Norfolk

A delightful and newly converted two bedroom townhouse set in a Grade II Listed building situated in a historic location within the heart of the town centre.

THE BUILDING/DEVELOPMENT

10 King Street is a conversion of a Grade II Listed building of former offices into three townhouses, a first floor apartment and a ground floor office. The historic building retains much of the character of the past and has been thoughtfully designed. The townhouses are accessed through an archway from the main King Street, giving a sense of privacy whilst being located within the heart of a historic location. The properties are located within close proximity to the shops and restaurants, in an area which has undergone significant rejuvenation with further plans for improvements.

DESCRIPTION

Townhouse 1 has accommodation comprising of an entrance hall, open plan kitchen, sitting and dining room on the ground floor; together with a landing, two bedrooms and a bathroom on the first floor. There is electric central heating throughout. The kitchen has been designed with a wide range of cupboard space, and a breakfast bar for informal dining and entertaining.

DIRECTIONS

From our town centre office on the Tuesday Market Place turn left, at the crossing turn left onto King Street. 10 King Street can be found approximately halfway along on your left hand side, with the townhouses access via the archway.

LOCATION

The market town and seaport of King's Lynn is steeped in history. Situated on the banks of the River Ouse, the town still has a thriving fishing industry. There is a wide range of cultural, leisure and shopping facilities including a theatre, museum and a pedestrianised shopping centre. The town has many medieval buildings in the historic quarter. There are numerous restaurants and bars for entertaining, eating and drinking. Supporting a population of over 42,000 is the Queen Elizabeth Hospital, several primary schools, three secondary schools and a college. The seaside town of Hunstanton and the North Norfolk Coastline is approximately 15 miles to the north. A mainline railway station provides direct access into London's King's Cross, Cambridge and Ely.

ENTRANCE HALLWAY

Stairs to first floor, radiator.

KITCHEN/DINING/SITTING ROOM

The kitchen has a wide range of wall and base units with granite effect worktops, stainless steel sink and drainer, stainless steel cooker hood and extractor fan, plumbing for washing machine, space for fridge, space for cooker, wood effect laminate flooring, spotlights. The sitting/dining area has a window to front, recessed alcoves with lights above, tv point, radiator.





LANDING

Window to rear, airing cupboard, cupboard housing electricity boiler and fuse board, loft access.

BEDROOM

Window to front, radiator.



BEDROOM

Window to rear, radiator.



BATHROOM

Obscured glass window to front, panelled bath with glass shower screen, rain effect shower and separate attachment, vanity unit housing wash hand basin, low level wc, wall mounted heated towel rail and extractor fan.

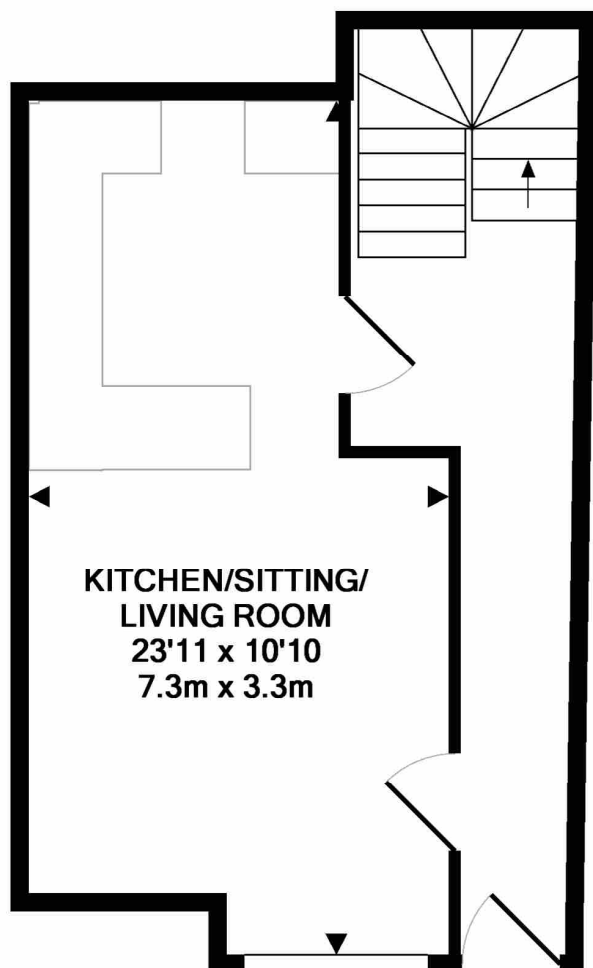


SERVICES

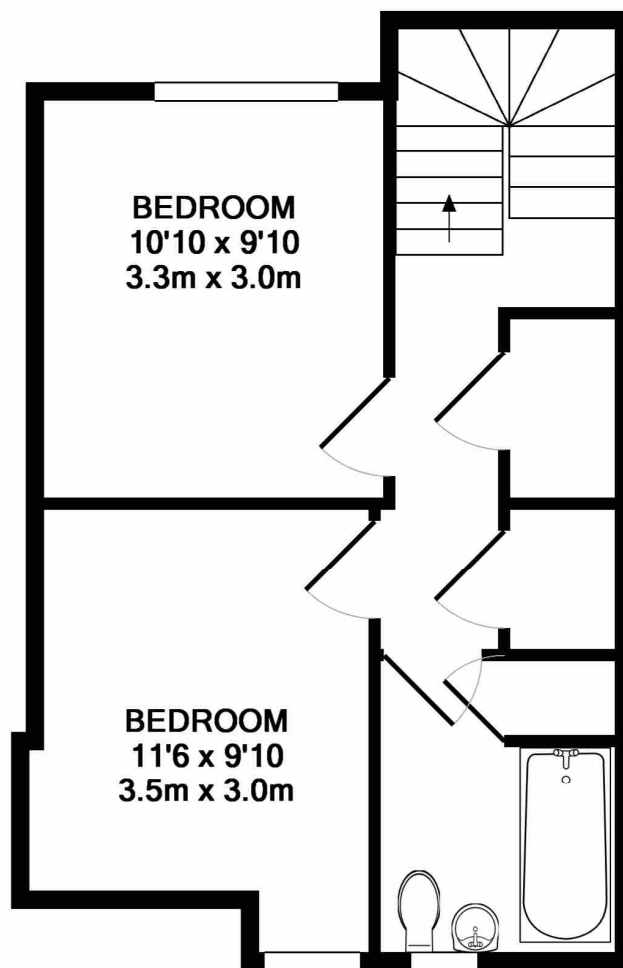
Electric central heating
Mains electricity, water and drainage.
Tenure: Freehold.
Postcode: PE30 1ES.
EPC: Not required.

GENERAL REMARKS and STIPULATIONS

All measurements are maximums.
No services have been tested by the agent.
Due to the nature of the building, please do not base any purchases/furniture etc on the measurements provide.



GROUND FLOOR
APPROX. FLOOR
AREA 356 SQ.FT.
(33.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 374 SQ.FT.
(34.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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