



Apartment 6, 34 Friars Street, King's Lynn, PE30 5AP

22658

GENERAL VIEW



*** Second Floor Flat * One Bedroom * Open Plan Lounge/Diner/Kitchen ***
***Close To Town Centre * Allocated Parking * No Onward Chain ***

£99,995



ESTATE AGENTS

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Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Calling all investors and first time buyers!!

Coming to the market with no onward chain is this modern, second floor, one bedroom flat set in a conservation area close to the town centre. The property offers open plan living which briefly comprises; 33ft Lounge/Diner/Kitchen, the kitchen has modern fitted units with electric oven and hob, double bedroom, and bathroom with separate bath and shower.

The apartment offers an allocated parking space, double glazing, and gas central heating.

The lease on the property is 125 years from August 2007 so has 114 years remaining, we are awaiting further details on the service/maintenance charges.

Council Tax Band: A.

EPC RATING: C

TO VIEW THIS PROPERTY:

If you wish to view this property please call the office so that we can make a mutually convenient appointment for you.

HOW TO GET THERE:

Proceed out of Kings Lynn town heading along London Road toward the Southgates roundabout. Prior to reaching the roundabout turn right onto Southgate Street which will lead around to Friars Street, take the third left hand turning into a car park where the block of apartments will be seen on the left hand side.

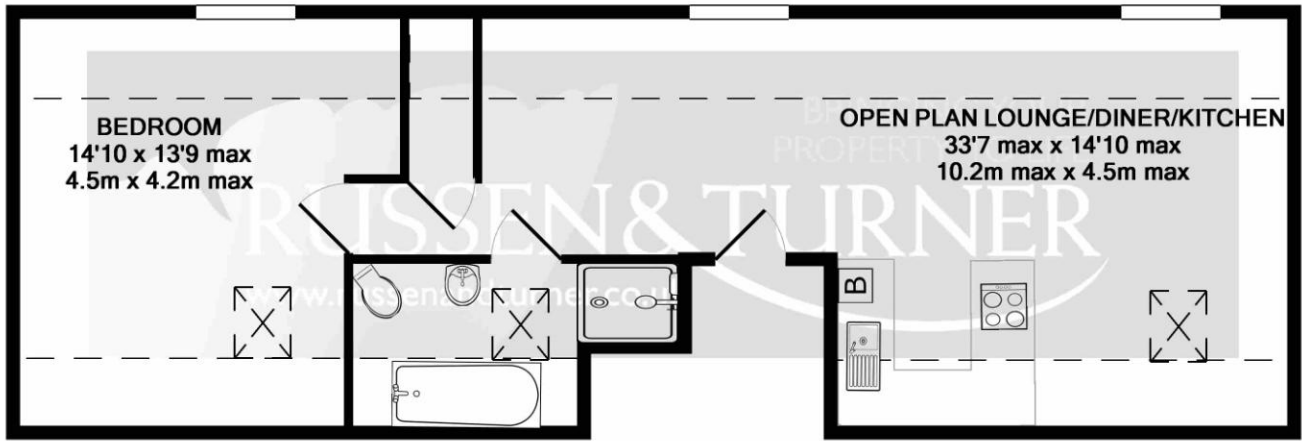
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





TOTAL APPROX. FLOOR AREA 624 SQ.FT. (57.9 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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