

DIRECTIONS

Approaching the Southgates roundabout from London Road (A148), take the 4th exit onto Wisbech Road. Continue straight over at the mini-roundabout and after a short distance, you will find Morston Drift on your left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		83	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



37 Morston Drift South Lynn King's Lynn Norfolk PE30 5GA

**TWO BEDROOM FIRST FLOOR FLAT
(INVESTORS ONLY AS TENANT IN SITU)**

South Lynn

£100,000 Leasehold

Morston Drift is part of a massive redevelopment project in South Lynn with good proximity to King's Lynn Town Centre, Railway Station and local amenities. Ideal investment opportunity. We are proud to offer this two bedroom first floor flat which benefits from gas central heating and uPVC double glazing. The accommodation comprises communal entrance hall with intercom, lounge/diner, kitchen, inner hallway, two bedrooms and bathroom. Please Note: Selling with Tenants in Situ.

COMMUNAL HALLWAY

Door Intercom.

LOUNGE/DINER

23'0 x 9'2 (7.01m x 2.79m)

KITCHEN

10'9 x 9'5 (3.28m x 2.87m)

INNER HALLWAY

Storage cupboard.

BEDROOM 1

11'6 max x 9'1 max (3.51m max x 2.77m max)

BEDROOM 2

11'2 x 10'9 (3.40m x 3.28m)

BATHROOM

Three piece suite comprising bath with shower over, wash hand basin and w.c.

