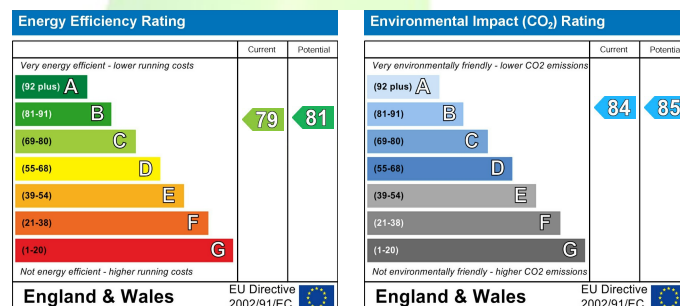


DIRECTIONS

From the King's Lynn town centre travel towards the Gaywood shopping centre and bear right at the traffic lights onto Gaywood Road. Go straight over onto Gayton Road and at the Hospital roundabout take the 2nd exit towards the next mini roundabout, take the second exit onto Winston Churchill Drive, follow the road onto the next mini roundabout take the first left onto Anthony Nolan Road. Turn left onto Savage Close where the property can be found on the right hand side.



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.



24 Savage Close King's Lynn Norfolk PE30 4BG

**TWO BEDROOM FIRST FLOOR FLAT WITH ALLOCATED PARKING SPACE
(INVESTORS ONLY AS TENANT IN SITU)**

King's Lynn

£118,000 Leasehold

We are proud to offer this TWO BEDROOM FIRST FLOOR FLAT with one allocated parking space. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises of communal entrance hall with intercom system, hallway with storage cupboard, lounge/diner, kitchen, two bedrooms and bathroom. Please Note: The property is being sold with the tenant in Situ.

COMMUNAL ENTRANCE HALL

Intercom system

HALLWAY

Storage cupboard

LOUNGE/DINER

14'3 x 14'0 (4.34m x 4.27m)

KITCHEN

9'0 x 8'3 max (2.74m x 2.51m max)

BEDROOM 1

13'8 x 8'4 (4.17m x 2.54m)

BEDROOM 2

8'5 x 7'5 (2.57m x 2.26m)

BATHROOM

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

9'4 x 5'10 (2.84m x 1.78m)

ALLOCATED PARKING SPACE

