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### DIRECTIONS

From our Kings Lynn office turn left onto King Street, left onto Queen Street, bear left onto Saturday Market Place continue forward onto Saint James Street where the property can be found on the left hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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.



7 St. James Street King's Lynn Norfolk PE30 5DA

**GRADE II LISTED LUXURY APARTMENTS**

**King's Lynn**

**£158,000 Leasehold -**



Telephone: 01553 692828  
Email: sales@britttons.net

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Supreme Residences for a modern Lifestyle! Brittons Land & New Homes division is delighted to introduce you to No. 7 St James Street.

This opulent grade II listed building was home to the original King's Lynn savings bank in 1858. It's rich history will now continue in the guise of highly desirable mezzanine floored luxury apartments.

A combination of ornate high ceilings along with fully refurbished original stone windows and woodwork restoration add to the sophisticated styling of this town centre development. Some of the apartments enjoy views of the minster through the buildings magnificent feature windows.

The building will comprise of four imposing apartments housed within the main building along with the conversion of the original cellar into another apartment that will benefit from parking behind electric entry gates.

Apartment 4 is a larger first floor apartment at the rear of the building. The entrance leads through to a comfortable open plan living area that will feature a spacious lounge area, shower room, second w.c plus kitchen with induction hob and fridge/freezer. Stairs lead from the ground to the stylish mezzanine floor above.

These CGI's are a representation of the development and depending on the final build there may be some differences from images provided. Floorplan and room measurements are offered for guidance purposes only and should not be used for scaling. Layout, specification, kitchen design and fittings are subject to change without notice to the agent.

