



3C Tower Place, Kings Lynn
One Bedroom Newly refurbished Townhouse
£105,000 Freehold



DESCRIPTION

A newly modernised one bedroom townhouse laid out over two floors just outside Kings Lynn town centre. The accommodation comprises entrance hall, lounge/kitchen and bathroom on the ground floor with the first floor fully dedicated to the great sized bedroom. Tower Place boasts three fantastic townhouses newly refurbished to a very high standard by the developer. Tower Place is perfectly situated on the outskirts of Kings Lynn Town Centre providing an ideal location for access to many amenities, retail shops, as well as the bus and train stations.

ENTRANCE HALL

Storage cupboard and boiler cupboard. Ample worktop space with storage cupboards underneath.

LOUNGE/DINER

UPVC double glazed windows to front, open plan to Kitchen, TV point, electric storage heater and telephone point.



KITCHEN

Kitchen area with range of base and wall units. Electric Oven and Hob with extractor, sink and drainer and fridge.



BEDROOM

UPVC double glazed windows to front and Velux window over stairs, electric storage heater, T.V. point.



BATHROOM

Low level WC, wash hand basin and shower.



SERVICES

Electric heating

Mains electricity, water and drainage.

Tenure: FREEHOLD.

EPC: C

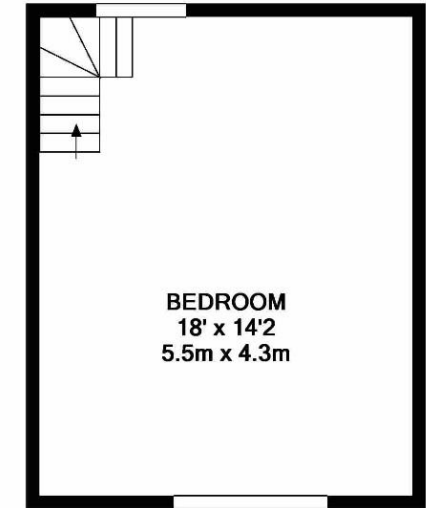
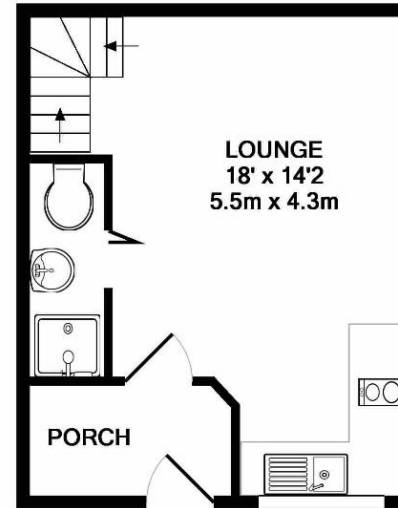
AGENTS NOTE: The three one bedroom properties comprising Tower place are available to buy as whole or as individual units.

GENERAL REMARKS and STIPULATIONS

All measurements are maximums.

No services have been tested by the agent.

These details have been prepared in good faith and have been written to inform a potential purchaser to our best ability, these do not form part of a sales contract.



GROUND FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

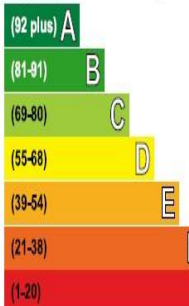
1ST FLOOR
APPROX. FLOOR
AREA 255 SQ.FT.
(23.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 509 SQ.FT. (47.3 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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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	95

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.



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