

## DIRECTIONS

From our Kings Lynn office turn left onto King Street and Old School Court can be found on the right hand side. Enter through the large black doors into the complex and walk straight ahead to the large brick archway almost at the end of the buildings and the entrance door to No 28 can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	75
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		64	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.



28 Old School Court King's Lynn Norfolk PE30 1DB

**TWO BEDROOM GRADE II LISTED 2ND FLOOR APARTMENT WITH  
SECURED ALLOCATED PARKING SPACE - NO UPWARD CHAIN**

**King's Lynn**

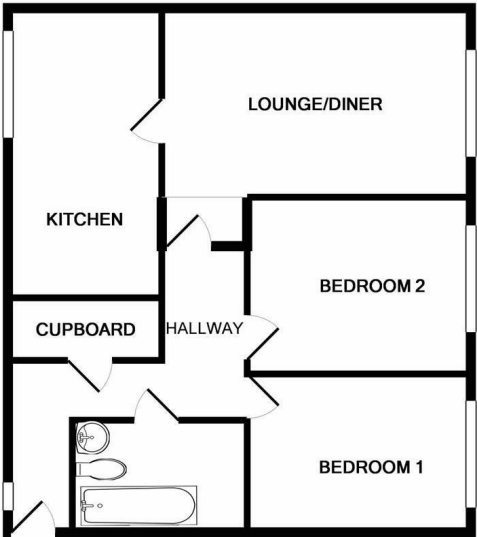
**£140,000 Leasehold**





LOUNGE	16'1 x 14'10 max (4.90m x 4.52m max)
KITCHEN/BREAKFAST ROOM	14'11 x 7'5 (4.55m x 2.26m)
Base and wall unit. Space for fridge.	
INNER HALLWAY	9'8 x 4'11 (2.95m x 1.50m)
Storage cupboard.	
BEDROOM 1	12'9 x 9'6 (3.89m x 2.90m)
Window to courtyard.	
BEDROOM 2	12'10 max x 8'9 (3.91m max x 2.67m)
Window to courtyard.	
BATHROOM	6'2 x 6'2 (1.88m x 1.88m)
Three piece suite comprising bath with shower over, wash hand basin and w.c.	
COMMUNAL COURTYARD	
With a variety of well maintained flower beds and a communal summerhouse with river views.	

We are proud to offer this Town Centre two bedroom Grade II Listed second floor apartment with secured allocated parking space. The property benefits from gas central heating. The accommodation comprises lounge, kitchen/breakfast room, inner hallway, two bedrooms and bathroom. Communal courtyard. All owners have the use of a very well maintained Summerhouse that enjoys river views as well as a river fronted sun terrace. Old School Court is located on King Street which is considered one of the most desirable roads in King's Lynn. No Upward Chain.



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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