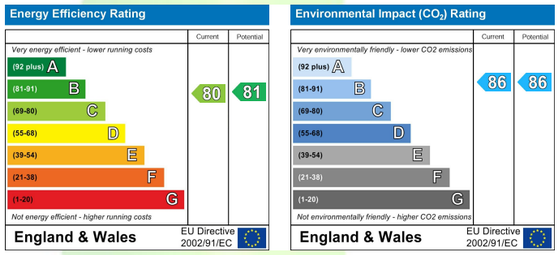
DIRECTIONS

From Kings Lynn town centre head out of town via London Road turning right onto Valingers Road then left onto Friars Street Mews 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.

32 Friars Street Mews King's Lynn Norfolk PE30 5AP

ONE BEDROOM FIRST FLOOR APARTMENT WITH ALLOCATED UNDERCOVER PARKING SPACE

King's Lynn **£99,500 Leasehold**

We are proud to offer this very nicely presented ONE BEDROOM FIRST FLOOR APARTMENT with allocated undercover parking space in a popular location close to King's Lynn town centre. The property benefits from gas central heating and uPVC double glazed sliding sash windows with stone sills. The accommodation comprises of communal entrance with intercom, hallway, lounge/diner, kitchen with fitted stainless steel Diploma built-in oven, hob and extractor, double bedroom and bathroom. Outside offers a shared communal garden to the right. Ideal for a first time purchase or as a buy to let investment. The property is being offered with 'no onward chain'. Please Note: The Photographs are pre Tenant.

COMMUNAL ENTRANCE WITH INTERCOM

HALLWAY
With cupboard.

LOUNGE/DINER 14'2 x 12'11 (4.32m x 3.94m)

KITCHEN 9'7 x 7'5 (2.92m x 2.26m)
Energy efficient combination boiler. Built-in Diploma built-in oven, hob and extractor. Including washing machine and fridge/freezer.

DOUBLE BEDROOM 14'1 x 10'6 (4.29m x 3.20m)

BATHROOM 6'5 x 6'5 (1.96m x 1.96m)
Three piece suite comprising bath with shower over, wash hand basin and w.c. Auto extractor fan.

SHARED COMMUNAL GARDEN

ALLOCATED UNDERCOVER PARKING SPACE