

DIRECTIONS

Upon leaving the Brittons office walk directly across the Tuesday Market Place towards St Nicholas Street and the apartments 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			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.



Apt 19 Ikon IV Lovell House St Nicholas Street King's Lynn Norfolk PE30 1LR

**BRAND NEW TWO BEDROOM SECOND FLOOR APARTMENT +
ALLOCATED PARKING SPACE**

King's Lynn

£165,000 Leasehold

Brittons are excited to present to the market the FIRST PHASE of a selection of brand new one and two bedroom open plan modern apartments ALL WITH ALLOCATED PARKING located on the Historic Tuesday Market Place in the centre of King's Lynn. Each apartment is finished to a high standard and would make an ideal first time buyer home or weekend bolt-hole. 50% OF PHASE 1 NOW RESERVED. NEW BUYER INCENTIVES – ALL RESERVATIONS FROM 1ST AUGUST 2019 WILL RECEIVE UP TO £1000 TOWARDS LEGAL FEES. RESERVE TODAY FOR JUST £1000 OR £500 IF USING HELP TO BUY SCHEME!

All apartments have been designed to complement the modern style of the original building and is located directly in the town centre meaning it's only minutes away from the train station which offers direct links to Ely, Cambridge and London. Some of the apartments enjoy views of the Tuesday Market Place.

This apartment is a two bedroom second floor apartment with brand new Bathroom and Kitchen.

Other features included in this sublime development are: Integrated safe door entry and integrated appliances. Prices begin from £130,000 Register your interest with us today.

The photos shown are examples of previous projects that the developers have completed and the high standard of finish they provide.

HALLWAY	
OPEN PLAN LOUNGE/KITCHEN	18'2 x 12'5 (5.54m x 3.78m)
BEDROOM 1	10'6 x 8'9 (3.20m x 2.67m)
BEDROOM 2	11'8 x 8'3 (3.56m x 2.51m)
BATHROOM	6'11 x 5'8 (2.11m x 1.73m)

