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ARCHITECTURAL DESIGNERS
ESTATE AGENTS

01553 768187

Flat A, Harvest House, Wisbech Road, King's Lynn, PE30 5JL

22789

GENERAL VIEW



*** Maisonette * 2 Double bedrooms * Beautifully presented ***
*** 999 year lease (from 2017) * Parking * Gas central heating ***

£136,995



ESTATE AGENTS

17 High Street, King's Lynn, Norfolk PE30 1BP | Tel: 01553 768187 | Fax: 01553 767971

Russen & Turner is the trading name of Russen and Turner Ltd
A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Russen & Turner are delighted to offer to the market this beautifully presented, 2 double bedroom, maisonette which has living accommodation to the ground floor and sleeping accommodation to the 1st.

The property is set within a conversion of 6 properties and has accommodation which briefly comprises: communal entrance lobby with a door to: hallway with stairs to 1st floor, bay-fronted lounge with understairs storage, bay-fronted kitchen / dining room with a range of fitted units including a built-in oven and hob, shower room, 1st floor landing and 2, bay-fronted double bedrooms.

There is allocated parking to the front of the property and there is a 999 year lease (from 2017).

Council Tax Band: A.

EPC RATING: C

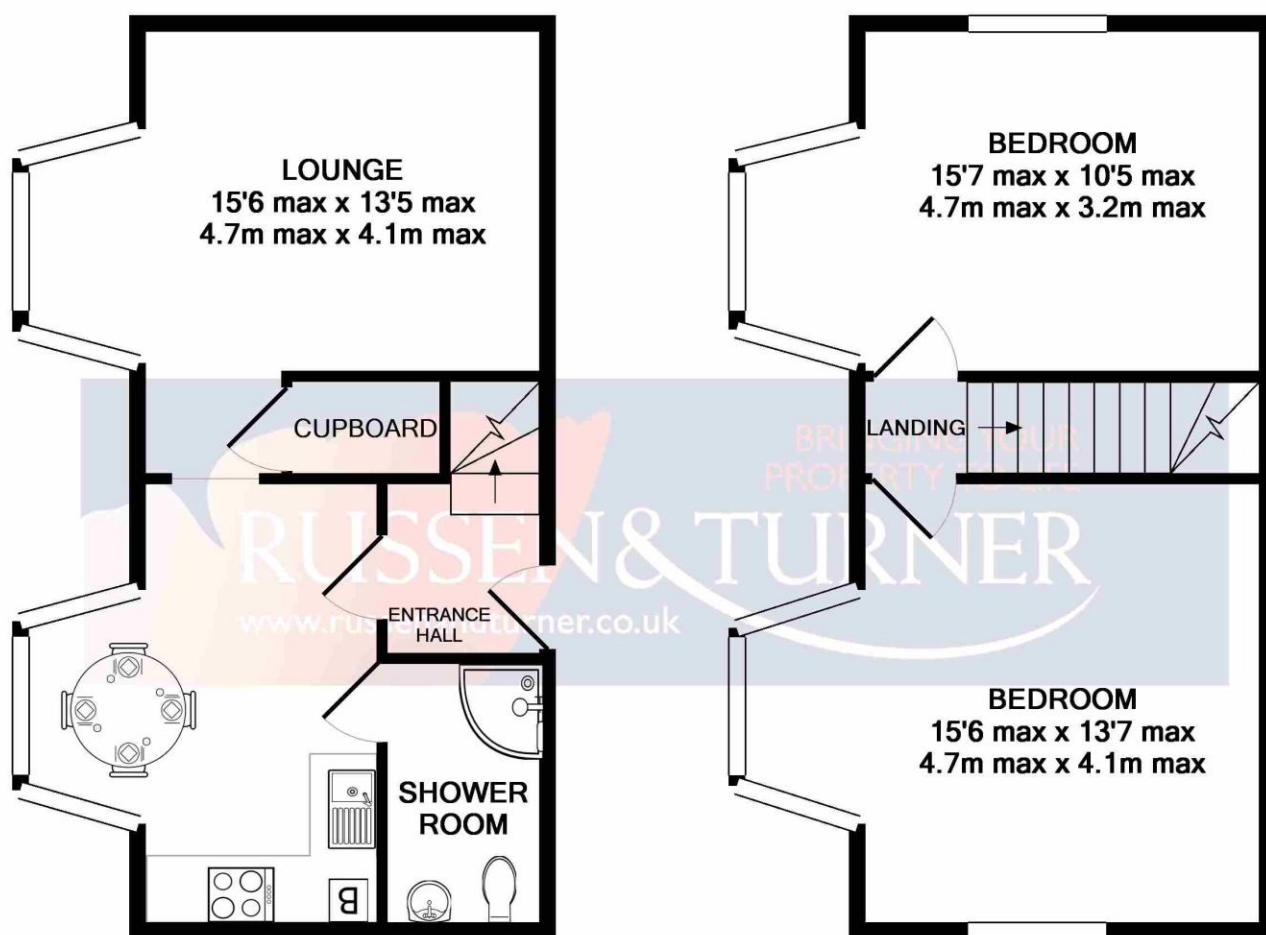
LOCATION:

King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under conservation area and there are many listed buildings (please be aware of this). The town is situated approximately 45 miles from Norwich City centre, approximately 105 miles from London and approximately 16 miles from the coastal town of Hunstanton.

HOW WE CAN HELP:

If you have a property to sell we can offer you a free, no obligation market appraisal. We can also pass your details on to an independent mortgage advisor for advice and we may also be able to carry out a survey for you. For more information please call us.





GROUND FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 364 SQ.FT.
(33.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 728 SQ.FT. (67.7 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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Please note that Russen & Turner are committed to following the guidelines set out by the EU's Second Money Laundering Directive which was laid out before parliament at the end of November 2003, the regulations apply from 1st of March 2004. This involves offences under the Terrorism Act 2000 (as amended by the anti-terrorism Crime and Security Act 2001) and the Proceeds of Crime Act 2002.

