

## DIRECTIONS

From Kings Lynn town, proceed out along Edward Benefer way, turn right onto Hamburg Way and then take the 1st left onto Spencer Road, turn right onto Marsh lane, turn right onto Whisson Close continue onto Charlock where the property can be found on the right hand side easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	78
(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		69	80
(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.



12 Charlock King's Lynn Norfolk PE30 3BL

**TWO BEDROOM GROUND FLOOR FLAT**

**King's Lynn**

**£125,000 Leasehold**





## COMMUNAL ENTRANCE HALL

### HALLWAY

Intercom phone system. Airing cupboard.

### LOUNGE/DINER

23'0 max x 10'9 (7.01m max x 3.28m)

French doors to front. Radiator. Window to rear aspect. TV Point. Telephone point.

### KITCHEN

10'9 x 7'5 (3.28m x 2.26m)

Wall, base and drawer units. Window to rear aspect.

### UTILITY ROOM

7'6 x 5'6 (2.29m x 1.68m)

Base units. Space and plumbing for washing machine.

### BEDROOM 1

10'5 x 10'3 + wardrobe (3.18m x 3.12m + wardrobe)

Radiator. Window to front aspect. Radiator. Built in wardrobe.

### BEDROOM 2

10'4 x 9'10 (3.15m x 3.00m)

Window to front aspect. Radiator. Built in wardrobe.

### BATHROOM

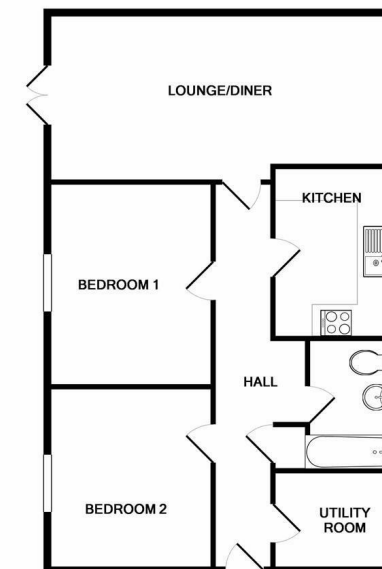
8'4 x 5'4 (2.54m x 1.63m)

Three piece suite comprising bath with Thermo shower over, wash hand basin and w.c. Window to rear aspect. Heated towel rail.

### SHARED GARDEN

Mainly laid to lawn with shrubs and patio area. Shared with the upstairs flat.

We are delighted to offer this two bedroom ground floor flat which benefits from gas central heating. The accommodation comprises of communal hallway, hallway with intercom phone system, lounge/diner, kitchen, utility room, two bedrooms and bathroom. Shared garden. No Upward Chain. This property would make a fantastic investment with the current tenant paying £620pcm. Investors Only.



TOTAL APPROX. FLOOR AREA 753 SQ.FT. (69.9 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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