

**DIRECTIONS**

From our office turn left and then left again onto King Street and Trenoworth Place can be found on the right hand side.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C	75	79	(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
	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.



16 Trenowath Place King's Lynn Norfolk PE30 1EN

**THREE BEDROOM FIRST FLOOR APARTMENT WITH ONE ALLOCATED PARKING SPACE**

**King's Lynn £190,000 Leasehold**



**COMMUNAL ENTRANCE**  
Intercom service to the apartment

**HALLWAY**  
Storage cupboard

**KITCHEN** 8'4 x 7'8 (2.54m x 2.34m)

**LOUNGE/DINER** 19'10 x 14'7 (6.05m x 4.45m)  
Open Plan with views on to the communal gardens.

**BATHROOM** 7'8 x 7'5 (2.34m x 2.26m)

**BEDROOM 1** 11'2 x 9'5 (3.40m x 2.87m)

**BEDROOM 2** 13'8 x 7'5 (4.17m x 2.26m)

**BEDROOM 3** 10'8 x 6'3 (3.25m x 1.91m)

**OUTSIDE**  
One Allocated parking space. Communal gardens, sun terrace with river views and summerhouse.



Brittons have the rare opportunity to offer this three bedroom first floor apartment in Trenowath Place with allocated parking space. The property benefits from gas central heating and uPVC double glazing. The accommodation comprises hallway, open plan lounge/diner, kitchen, three bedrooms and bathroom. Outside offers allocated parking, communal summer house and communal gardens. Town centre location. No Upward Chain. Viewing Essential!



