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COMMERCIAL PROPERTY SURVEYORS & VALUERS
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ESTATE AGENTS

01553 768187

24 Barrett Close, King's Lynn, PE30 4UQ

DRAFT DETAILS

08048

GENERAL VIEW



*** 1st Floor Flat * 1 Bedroom * Double glazed * Garage *
* Communal parking * Communal garden ***



£79,995

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:

Offered to the market with no onward chain is this well-presented, 1 bedroom, 1st floor flat which is located within walking distance of the QE Hospital making it an ideal 1st time buy or as a buy-to-let.

The flat is set in a cul-de-sac location and offers accommodation which briefly comprises: communal entrance hall with stairs to the 1st floor, door to hallway with cloaks cupboard and airing cupboard with doors to the lounge, bedroom kitchen with fitted units and views across the QE Hospital and a bathroom with 3 piece suite which includes a bath with shower over.

Outside there is a communal garden area and a communal parking area, this property comes with a garage.

The flat was previously rented by the current owner receiving £500 per month.

Leasehold Details: 120 years from 1983 - Service / maintenance charges vary as required works are agreed and costs divided between residents (receipts from previous years are available to view from our office).

Council Tax Band: A.

EPC RATING: C

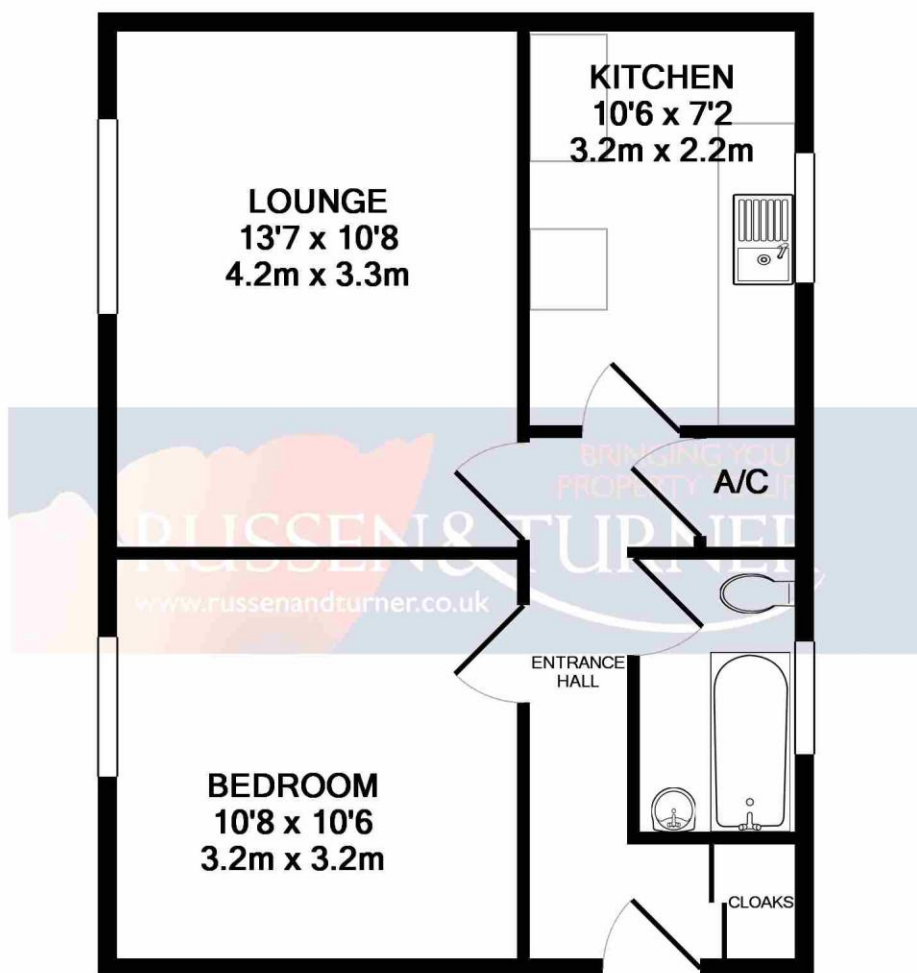
LOCATION:

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.





TOTAL APPROX. FLOOR AREA 433 SQ.FT. (40.2 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.

