BEST ESTATE AGENT GUIDE 2019

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PROPERTY ACADEMY

RUSSEN&TURNER
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COMMERCIAL PROPERTY SURVEYORS & VALUERS
BUILDING & PARTY WALL SURVEYORS
ARCHITECTURAL DESIGNERS
ESTATE AGENTS

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8 Orchard Court, Methuen Avenue, King's Lynn, PE30 4BL

22888

*** Ground floor flat * 2 Bedrooms * Large store room * Private garden * * Communal parking * No onward chain ***

£137,500

BRITISH PROPERTY AWARDS 2016 ★★★★★ GOLD WINNER ESTATE AGENT IN EAST OF ENGLAND

BRITISH PROPERTY AWARDS 2017 ★★★★★ GOLD WINNER ESTATE AGENT EAST OF ENGLAND

BRITISH PROPERTY AWARDS 2018 ★★★★★ GOLD WINNER ESTATE AGENT IN KINGS LYNN

ESTATE AGENTS
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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 well-presented, 2 bedroom, ground floor apartment which is located in a cul-de-sac position just off Wootton Road. The property boasts generous accommodation which includes a 15ft4 lounge with Patio doors to the garden, further, there are 2 well-proportioned bedrooms, a fitted kitchen, bathroom and a very useful 'store' room which measures 8ft9 x 5ft5 making it ideal for bikes, wheelchairs & vacuum cleaners etc.

Outside to the rear is a generous, private garden which is low maintenance being set to patio with a vast array of mature shrubs and flowers. There is also a communal clothes drying area and communal parking for residents and guests.

The flat is leasehold with 104 years remaining on the lease (as of July 2019) and service charge for April 18 to March 19 was £67.66 per month which includes Building Insurance (a copy of the statement is available at our office).

Council Tax Band: A.

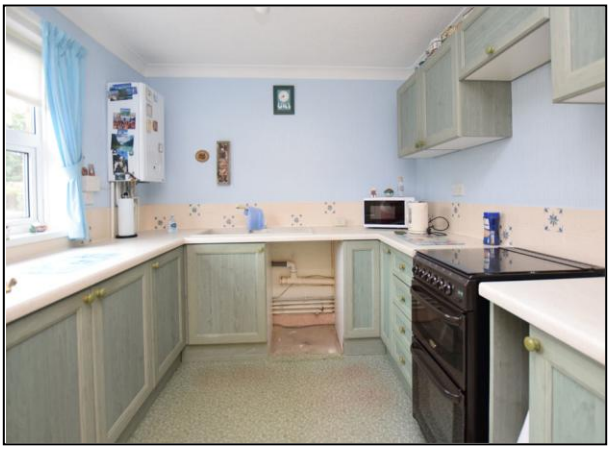
EPC RATING: C

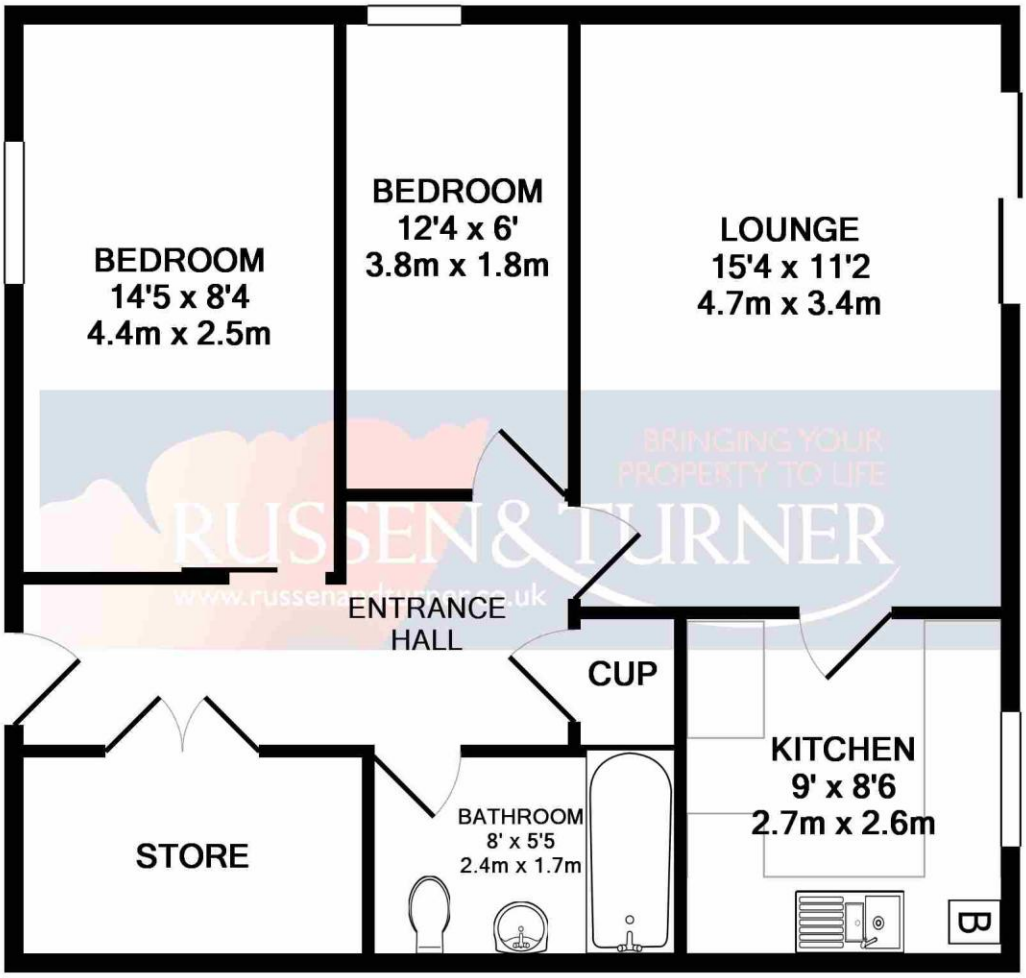
LOCATION:

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 621 SQ.FT. (57.7 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.