

DIRECTIONS

From Kings Lynn head east on the Saturday market place towards the High Street continue onto St James Street then turn left at St James Road then turn right at Austin Street, turn right onto Tennyson Avenue and then turn right into Swiss Terrace and the complex can be found on the left hand side and No 116 can be found in the complex.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.



116 The Maltings Swiss Terrace King's Lynn Norfolk PE30 2QS

**REFURBISHED TWO BEDROOM FIRST FLOOR FLAT WITH ONE
ALLOCATED PARKING SPACE**

King's Lynn

£115,000 Leasehold



ENTRANCE HALL

LOUNGE

16'0" x 10'3" (4.88m x 3.12m)

KITCHEN

10'6" x 10'5" (3.20m x 3.18m)

Wall, base and drawer units. Integrated fridge/freezer, dishwasher and washing machine. Electric fan oven with induction hob over and ceramic sink with multi function water filter tap.

BEDROOM ONE

13'1" x 10'5" (3.99m x 3.18m)

Built-in wardrobe. Fitted blind.

BEDROOM TWO

10'9" x 10'7" (3.28m x 3.23m)

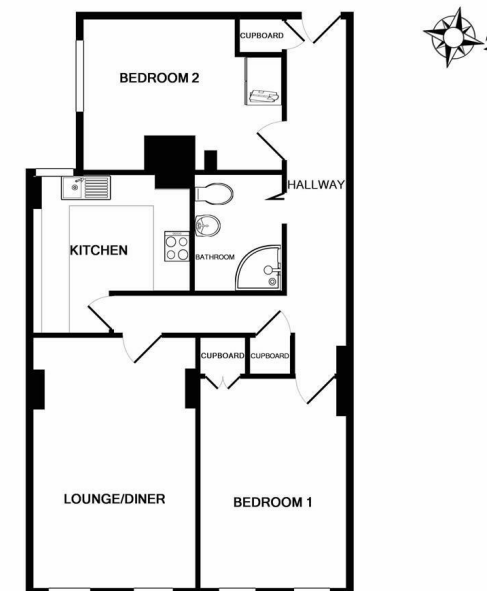
Built-in wardrobe. Fitted blind.

SHOWER ROOM

7'4" x 6'7" (2.24m x 2.01m)

Three piece suite comprising of shower cubicle, vanity wash hand basin and w.c. Heated towel rail. Extractor fan.

We are delighted to offer this refurbished two bedroom first floor flat with one allocated parking space. The property benefits from New Rointe Electric wall heaters and double glazed windows. The apartment offers entrance hall, lounge, newly fitted kitchen with integrated appliances, two bedrooms and newly fitted shower room. The Maltings complex offers secure cycle storage within the parking area. Please Note: the new wall light switches will not be included in the sale they will be replaced with standard white wall light switches before exchange.



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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