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

01553 768187

## Walton Mews, 78A-F London Road, King's Lynn, PE30 5EU

20108

GENERAL VIEW



**\* Investment opportunity \* 5 Separate dwellings \* All 2 bedroom units \***  
**\* Parking \* Gardens \* All currently let \***

# £525,000



**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:**

INVESTORS. Offered to the market is the investment opportunity to purchase 5 separate dwellings and the Freehold interest in a flat all within the same complex. Walton Mews was built in 2011 by a local builder and consists of 6 dwellings which comprise 4 x two bedroom cottages, 1 x two bedroom maisonette and 1 x one bedroom 2nd floor apartment - all of the above mentioned dwellings are for sale except for the 1 bedroom maisonette although the freehold interest of the flat (A) is included in this sale.

The cottages have small garden areas and there is parking for 6 vehicles to the rear.

All of the properties are currently rented out and are achieving rents of between £500.00 and £550.00 per month giving an approximate gross rental yield of 6%. Plans, a copy of the lease and rental statements are available to view in the office. The properties are not available separately, viewing is strictly by appointment and certain criteria must be met prior to arranging viewing on these properties.

Council Tax Band: .

**EPC RATING: C/B**

## **LOCATION:**

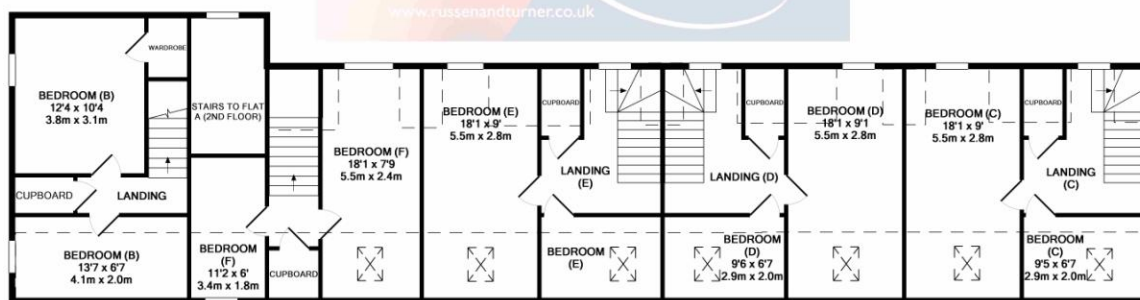
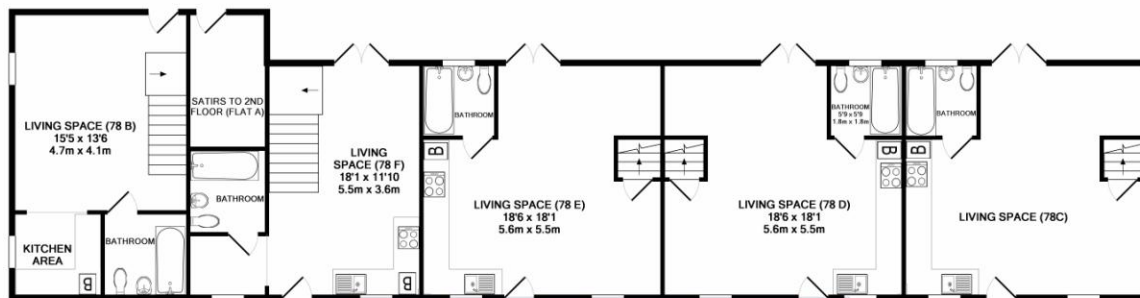
King's Lynn town centre has recently undergone a regeneration programme and has direct rail links to Cambridge and London (Kings Cross). There is a wealth of shopping facilities as well as restaurants, public houses and all the usual amenities expected of a market town. Much of the town is covered under 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.







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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This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of these particulars and the floorplan contained here, which are thought to be materially correct, though their accuracy is not guaranteed and they do not form any part of any contract, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. None of the appliances mentioned in the details have been tested and we cannot therefore guarantee their condition, operability or working order.

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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 1<sup>st</sup> 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.

