

## DIRECTIONS

From our Kings Lynn office turn left onto King Street continue the top of the road bear left where Purfleet Place can be found straight ahead.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	75
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.



18 Purfleet Place King's Lynn Norfolk PE30 1JH

**TWO BEDROOM TOP FLOOR APARTMENT  
NO UPWARD CHAIN**

**King's Lynn**

**£180,000 Leasehold**





- LOUNGE**  
TV Point. Double radiator. Window to front and side aspects.
- KITCHEN**  
Wall and base units. Space for washing machine and tumble dryer. Window to rear aspect.
- BEDROOM 1**
- BEDROOM 2**
- BATHROOM**  
Three piece suite comprising bath with power shower over, wash hand basin and w.c. Double radiator. Window to rear aspect.
- COMMUNAL GARDEN**

Unique opportunity to purchase this rarely available two bedroom Top Floor apartment situated at the top of King Street. The apartment enjoys spectacular views towards the Customs House and Quayside. The property benefits from gas central heating and wooden framed double glazed sash windows. The property benefits from lounge, kitchen, two bedrooms and bathroom. Communal gardens. No Upward Chain.









