

## DIRECTIONS

From our Kings Lynn office turn right, head towards the street between Lloyds Bank and Nandos onto Surrey Street which will take you onto Chapel Street where the property can be found straight ahead easily identified by our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	67
(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			
(55-68) D		56	62
(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.



6 Chapel Court Chapel Street King's Lynn Norfolk PE30 1EG

**ONE BED FIRST FLOOR APARTMENT WITH SHARED PARKING.  
RESTRICTED TO THE OVERS 55's**

**King's Lynn**

**£110,000 Leasehold**





**ENTRANCE HALL**

Stairs leading to first floor.

**OPEN PLAN LOUNGE/KITCHEN**

16'0 x 10'6 max (4.88m x 3.20m max)  
Two double glazed wooden framed sash windows. Electric oven and hob. Wall, base and drawer units. Oak top layer, engineered floor.

**BEDROOM**

14'7 x 9'8 (4.45m x 2.95m)  
Night storage heater. Window to front aspect. Oak top layer - engineered flooring. Oak top layer, engineered floor.

**LANDING**

Loft access

9'10 x 2'11 (3.00m x 0.89m)

**SHOWER ROOM**

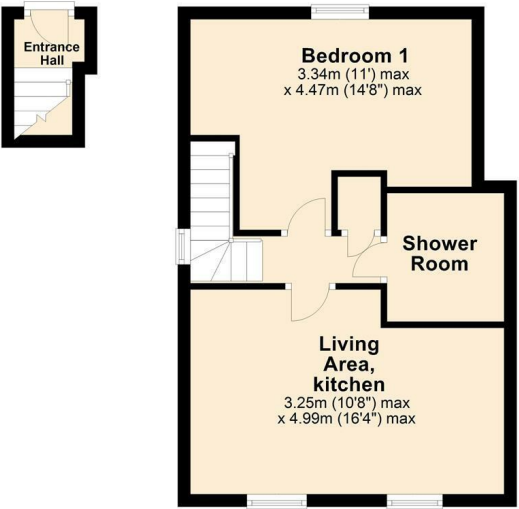
6'7 x 6'0 (2.01m x 1.83m)  
Three piece suite comprising corner quadrant with electric power shower, vanity wash hand basin and w.c. Space and plumbing for washing machine. Stone tiles.

**COMMUNAL PARKING**

**COMMUNAL GARDENS**

We are delighted to offer this one bedroom first floor apartment which benefits from night storage heating and double glazing. The accommodation comprises entrance hall, open plan lounge/kitchen, bedroom and shower room. Communal gardens. Please note: Restricted clauses apply to this property. Occupants have to be over 55 years of age and vendors are not permitted to sublet in the terms of the lease.

**Ground Floor**



All Sizes Are Approximates Only  
Plan produced using PlanUp.







