



TRENOWATH PLACE

Kings Lynn, Norfolk, PE30 1EN

TOWN CENTRE APARTMENT WITH PARKING A second floor apartment in Trenowath Place, one of the most sought after town center apartment buildings. Properties in Trenowath Place are seldom for sale and we urge first hand inspection. The property was completely gutted and redesigned and now offers a reception area, open-plan living space with modern fitted kitchen and integrated appliances, original roof truss as feature, bedroom with dressing area and shower room. There are also partial river views from the windows.

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DESCRIPTION

One of the key benefits of Trenowath Place is the allocated private parking space. Also the residents enjoy a communal summerhouse and riverside patio garden which needs to be viewed to fully appreciate.

The apartment block is just a stone's throw from the town centre being located on historic King St. and also a short walk from a mainline train station to Ely, Cambridge and London. No upward chain.

SERVICES

Services: Electric heating, mains drainage and water
Council Tax Band: A

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure they are in working order.

LEASEHOLD PROPERTY The agents awaits confirmation of details however we understand the following to be correct:
Length of lease: 999 years from 25th June 1987.
Service charge, includes building insurance: £600 per annum less (£20 if paid on time) Building Fund 2017 £200 per annum (less £20 if paid on time) Building Fund 2018 was £330 (£20 discount as paid on time) as they wanted to recover some of the £10,000 spent on extraordinary work. Awaiting 2019 & 2020 costs.

ANTI MONEY LAUNDERING LEGISLATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

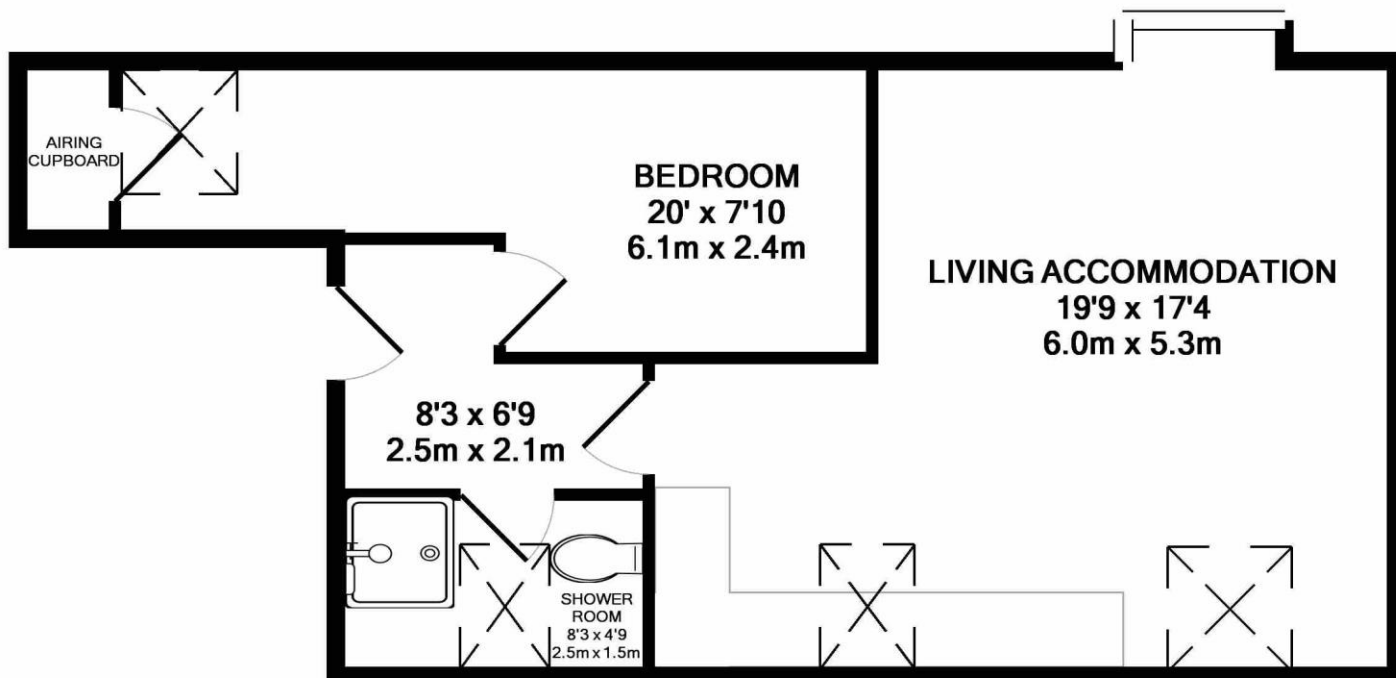


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TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.4 SQ.M.)

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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