



34 Norfolk House, County Court Road, King's Lynn, PE30 5RP

23106

GENERAL VIEW



*** 2nd Floor flat * Over 55's * 1 Double bedroom * Stunning views *
* Communal Parking * Close to town ***

£99,995

ESTATE AGENTS

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A company registered in England & Wales. Company No. 4899005
Registered Office: 11 King Street, King's Lynn, Norfolk PE30 1ET

BRIEF DESCRIPTION:

Offered to the market with no onward chain is this very well-presented, 1 double bedroomed, 2nd floor flat which is available for over 55's. The property enjoys stunning views across The Walks and offers accommodation which briefly comprises: entrance hall with intercom, airing cupboard and access to the loft space, lounge with dual aspect, kitchen with a range of fitted units, a generously sized 'L' shaped bedroom and a shower room.

Norfolk House offers lifts to all floors as well as communal off-street parking, lounge area, indoor laundry and gardens, a guest suite and Freeview TV connectivity. All residents contribute toward the service charge with a current quarterly charge of £679.74 (2020/21) for the 1 bedroom apartments.

We understand there are 62 years remaining on the 99 year lease, it is understood this can be increased back to 99 years after 24 months in residence (please ask for more information on this if required before viewing / offering).

Council Tax Band: A.

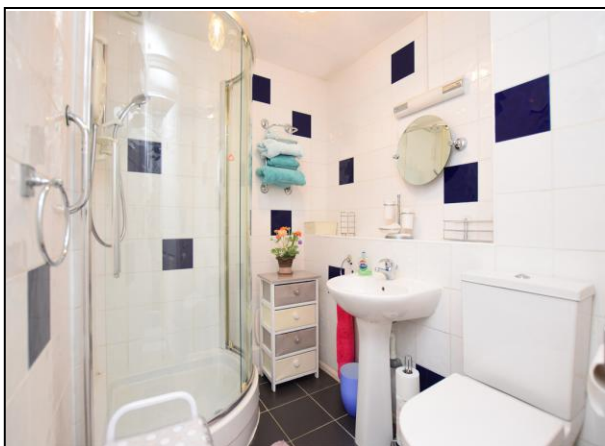
EPC RATING: C

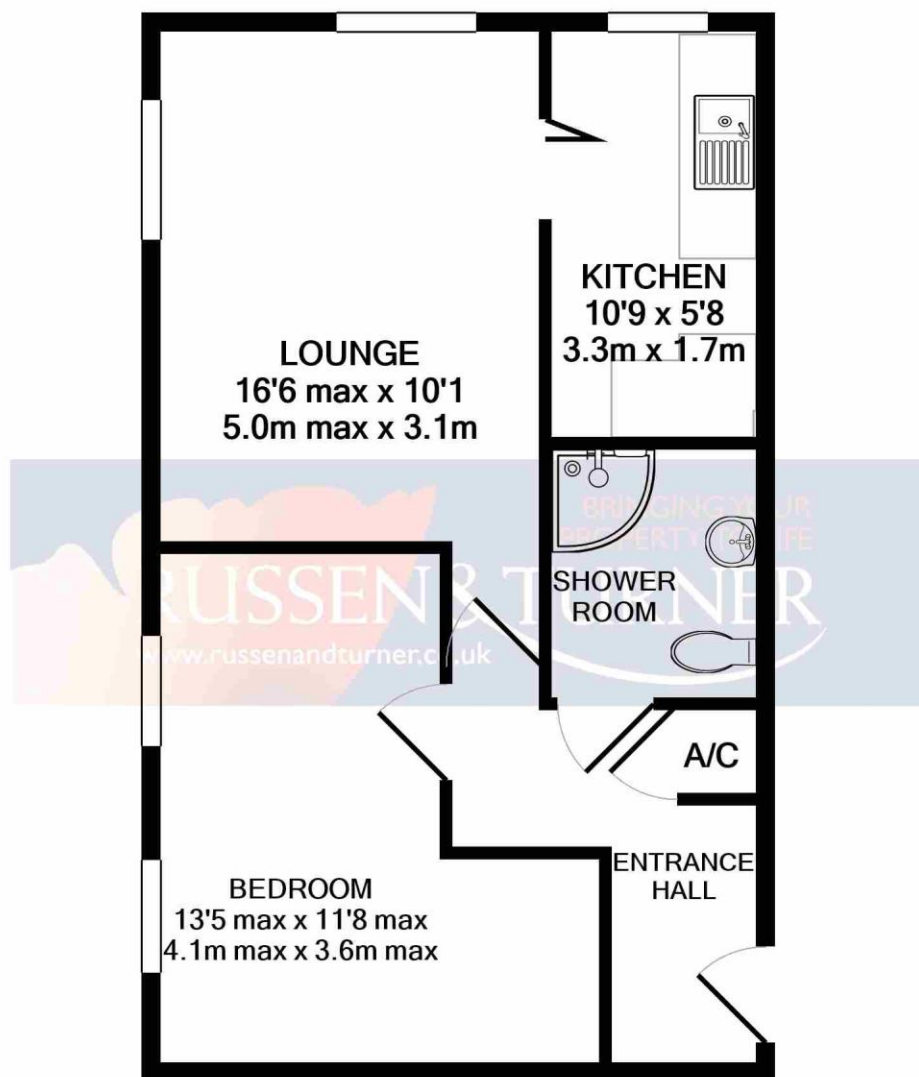
LOCATION:

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.





TOTAL APPROX. FLOOR AREA 424 SQ.FT. (39.4 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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