



4 North Hirne Court, St Annes Street, King's Lynn, PE30 1LT

DRAFT DETAILS

23197

GENERAL VIEW



*** 1st Floor Flat * 1 Double bedroom * Over 55's * Parking ***
*** Town centre location * No chain ***

£105,000

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:

Offered to the market with no onward chain is this large, well-presented, 1st floor flat which is located in the historic town centre of King's Lynn close to St. Nicholas Church. The property has accommodation which briefly comprises: entrance hall with cloaks cupboard, large 'L' shaped lounge / dining room with bay windows over St Annes Street toward the Church, kitchen with a range of fitted units, double bedroom and a bathroom with 3 piece suite.

The property has double glazing and electric heating and outside is an allocated parking space and use of the communal gardens.

N.B The lease is 999 years from 2012 and the service charge is £1,350 for 2020/2021.

Council Tax Band: A.

EPC RATING: D

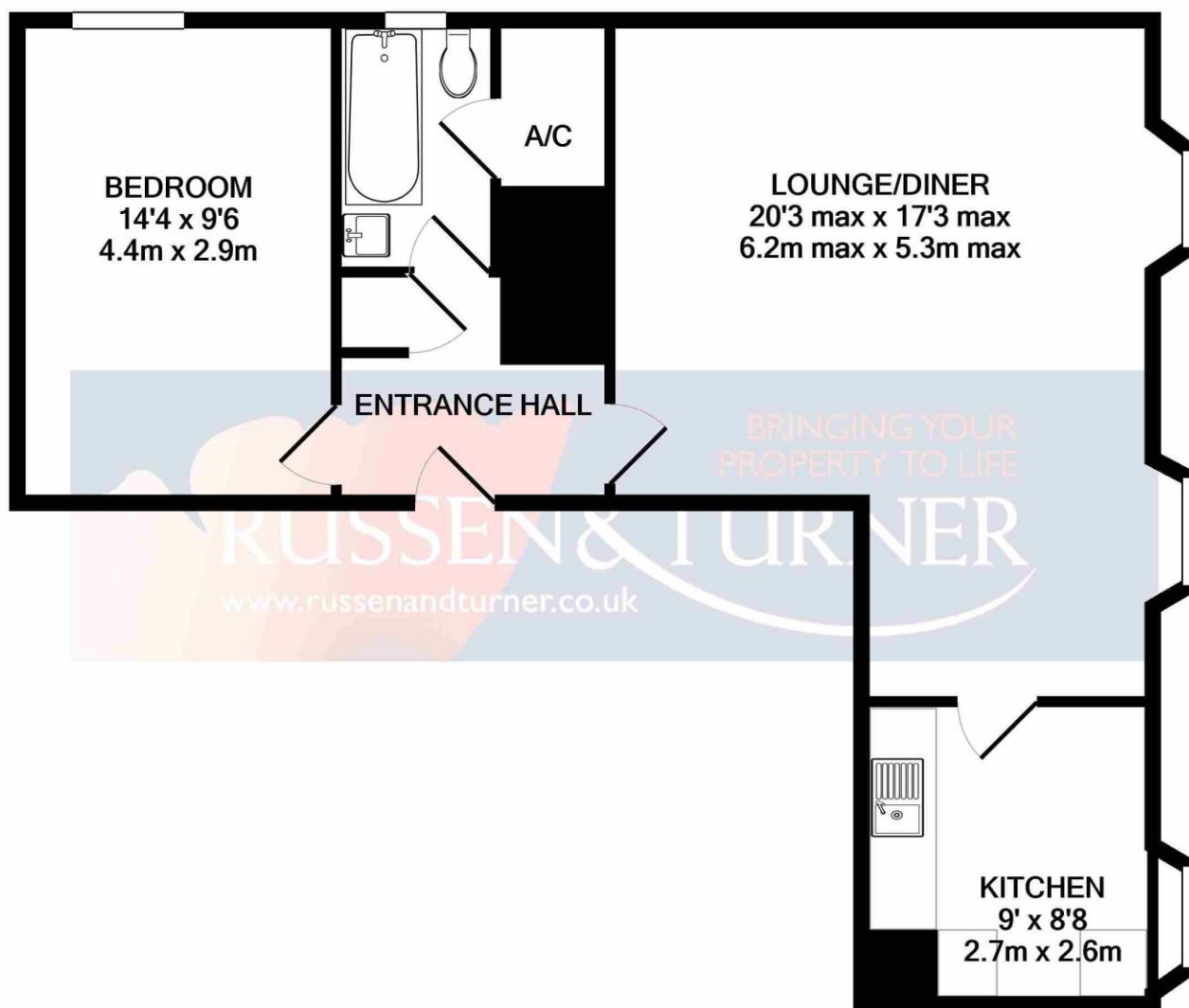
LOCATION:

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 604 SQ.FT. (56.1 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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