

DIRECTIONS

From the King's Lynn office, proceed onto St. James Street turning left onto the A148 and keeping in the left hand lane, bear left onto the A148, signposted Cromer. Turn right onto Lavender Road then left onto Lavender Court.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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.



23 Lavender Court Gaywood King's Lynn Norfolk PE30 4HL

VERY WELL PRESENTED TWO BEDROOM FIRST FLOOR APARTMENT WITH COMMUNAL PARKING FOR THE OVER 55's ONLY - NO UPWARD CHAIN

Gaywood

£95,000 Leasehold



COMMUNAL ENTRANCE PORCH

Stairs to first floor.

HALLWAY

Airing cupboard. Storage cupboard. Fitted carpet.

9'10 max x 6'3 max (3.00m max x 1.91m max)

L-SHAPED LOUNGE/DINER

Fitted carpet. Windows to front and side aspects.

17'6 x 16'2 (5.33m x 4.93m)

KITCHEN

Range of wall, base and drawer units. Space for washing machine. Vinyl flooring. Window to front aspect.

9'1 x 7'7 (2.77m x 2.31m)

BEDROOM 1

Fitted carpet. Window to rear aspect.

10'10 x 10'8 (3.30m x 3.25m)

BEDROOM 2

Fitted carpet. Window to rear aspect.

8'10 + wardrobes x 10'8 (2.69m + wardrobes x 3.25m)

SHOWER ROOM

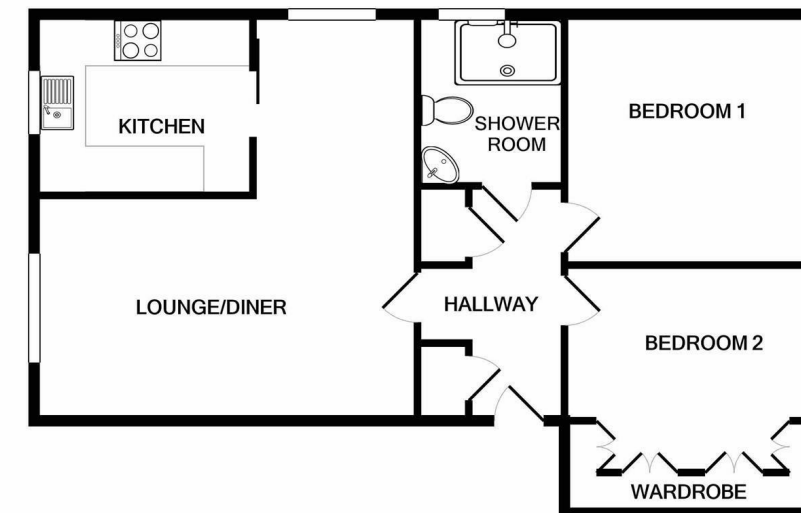
Three piece suite comprising walk-in double shower with Power shower, wash hand basin and w.c. Vinyl flooring.

7'4 x 6'2 (2.24m x 1.88m)

COMMUNAL PARKING

COMMUNAL GARDEN

We are delighted to offer this very well presented two bedroom first floor apartment with communal parking. The property benefits from electric heating and double glazing. The accommodation comprises communal entrance porch, hallway, L-Shaped lounge/diner, kitchen, two bedrooms and shower room. Communal parking and garden. No Upward Chain.



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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