



2 Bedroom Town Centre Flat With Parking
King's Lynn

Offers Over
£99,995

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Park the car, drop the keys and enjoy having King's Lynn on your doorstep.

Town-centre living is all about convenience, but finding it with your own allocated parking space makes this two-bedroom flat that little bit more appealing.

Well presented and offered with no onward chain, it's an easy-to-manage home that could make a brilliant first purchase, investment or base for anyone wanting shops, cafés, restaurants and the railway station within walking distance. Better still, with over 900 years remaining on the lease, there's plenty of long-term reassurance too.

Your own ground-floor entrance gives the flat a welcome sense of independence. Step inside and there's somewhere to leave coats and shoes, along with useful under-stairs storage, before heading upstairs to the main accommodation.

Here, the home opens into a bright open-plan kitchen, living and dining space. Sociable and easy to live in, there's room to cook while chatting with friends, sit down for dinner and still create a comfortable area for relaxing on the sofa afterwards.

There are two bedrooms, with the principal comfortably accommodating a double bed. The second offers useful flexibility, perhaps a guest room, dressing room or, for anyone working from home, a dedicated office that allows you to shut the laptop and close the door at the end of the day.

A bathroom completes the accommodation, while double glazing, electric heating and useful storage take care of the practical side of things.

But one of the biggest advantages is waiting outside.

Having an allocated parking space in the heart of King's Lynn means no circling around looking for somewhere to leave the car. And once you've parked, you may barely need it – the town centre and railway station are both within easy walking distance.

With no onward chain, two bedrooms, over 900 years remaining on the lease and that all-important parking space, this is a town-centre home that makes everyday life refreshingly straightforward.

First home, investment or convenient town base, park up, move in and make the most of having King's Lynn right outside your door.

Tenure: Leasehold

Property Type: Flat

- First Floor Flat
- Two Bedrooms
- Allocated Parking
- Open-Plan Living/Kitchen/Dining Area
- Leasehold - Over 900 Years Remaining
- No Onward Chain
- Ideal First Home
- Town Centre Location
- Electric Heating
- Double Glazed

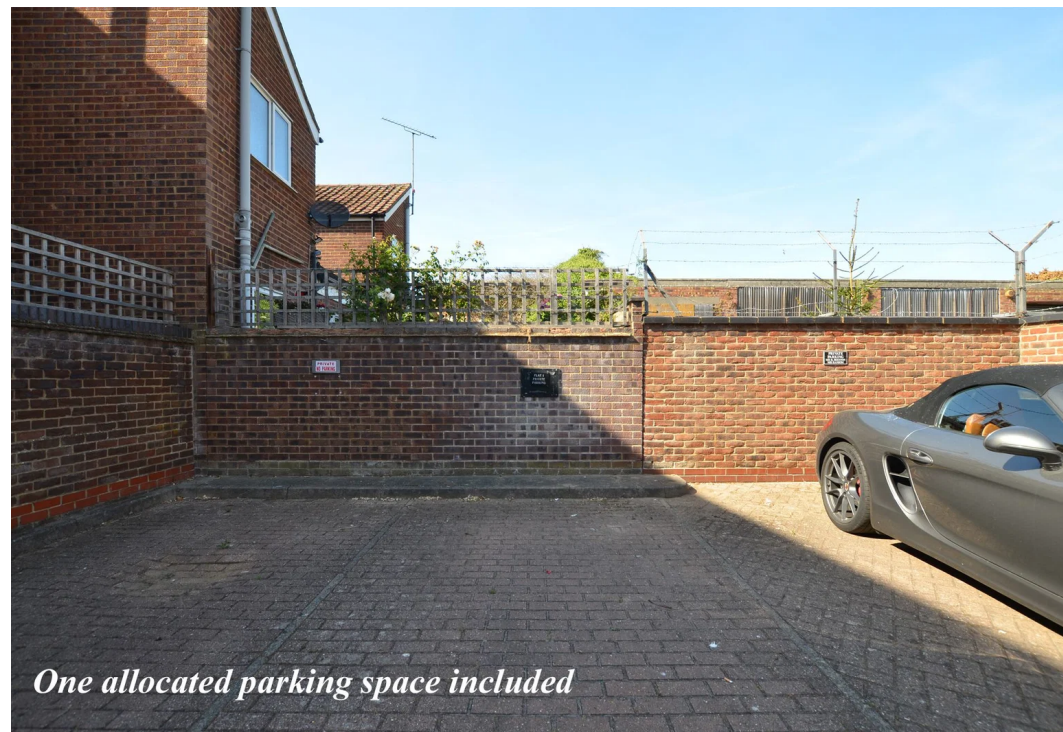
Disclaimer

1. To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.
 2. We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.
 3. All measurements are provided as a guide and may not be exact.
 4. We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.
 5. These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.
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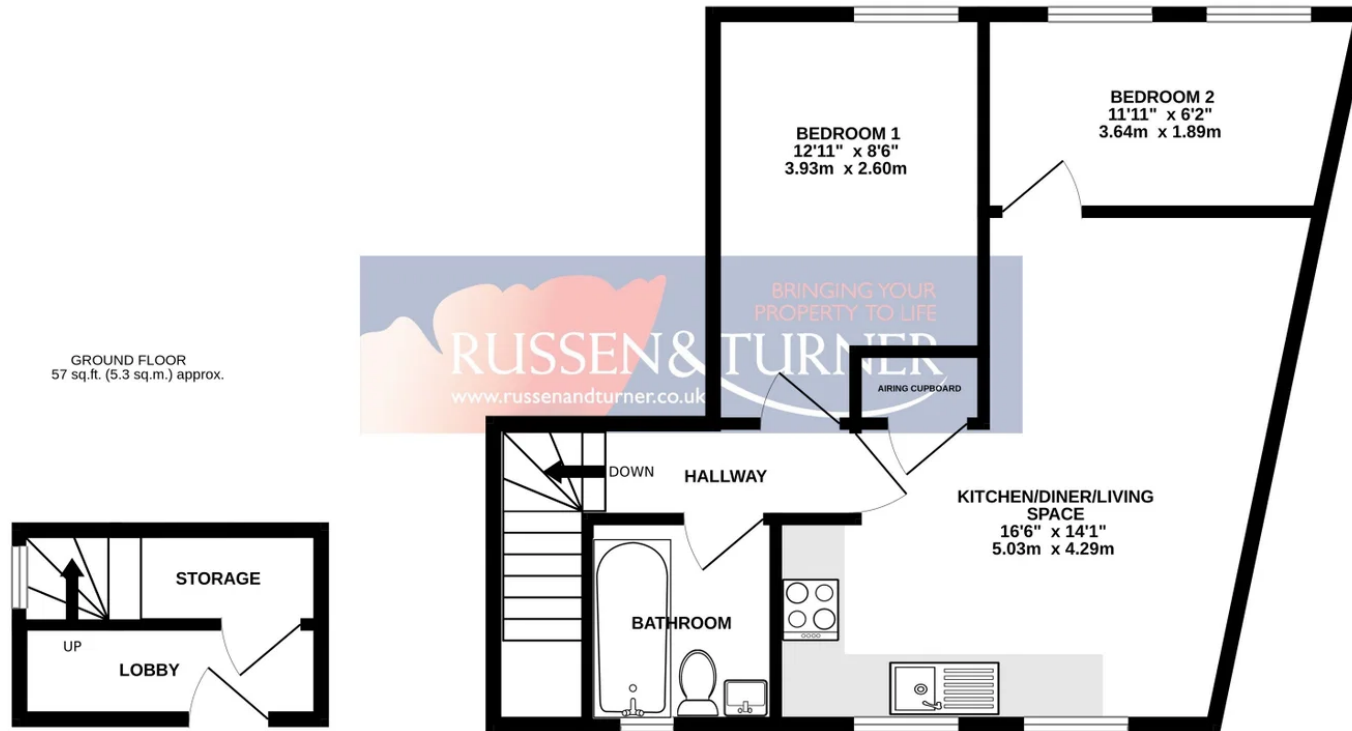
Bedroom 1 is a comfortable double



One allocated parking space included

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.

GROUND FLOOR
57 sq.ft. (5.3 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (48.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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