



Refurbished apartment in Old School Court, King Street.

What3Words: moment.gentle.chips

Offers Over
£100,000

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

Town centre living often means making compromises, but this beautifully refurbished first floor apartment offers far more than you might expect, including gated parking, delightful communal gardens and even a peaceful riverside summerhouse.

Set just off King Street, the apartment is ideally placed for enjoying everything King’s Lynn has to offer, with shops, restaurants, the historic waterfront and railway station all within easy reach. The current owner has extensively improved the property during the past five years or so, including new windows, a stylish kitchen, a modern shower room and even a new roof to the building.

The accommodation begins with an entrance hall and leads to an impressive 19ft 6 open plan living room and kitchen, creating a bright and sociable space for relaxing & dining. The kitchen is fitted with an oven, hob and fridge/freezer, while the generously sized bedroom measures approximately 19ft 7 in length and provides plenty of room for wardrobes or a home working area. There is also a modern shower room and a useful storage cupboard positioned on the landing area.

Outside, the apartment benefits from its own allocated parking space within a gated area, a particularly valuable feature for such a central location. Residents also have use of the lovely communal gardens and the superb summerhouse overlooking the River Great Ouse. It is a wonderfully peaceful spot to sit with a drink, watch the boats pass and enjoy the sunset, all while being just moments from the heart of town.

With electric panel heating, a long lease and the major improvements already completed, this is an excellent opportunity for a first time buyer, someone seeking a convenient town centre base or an investor looking for an appealing and well placed property with no onward chain.

Disclaimer

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.

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.

All measurements are provided as a guide and may not be exact.

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.

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.

Referral Disclosure: We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service.

Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.

AI has have been used to digitally enhance some selected images, whilst retaining the original room size, proportions and its features.

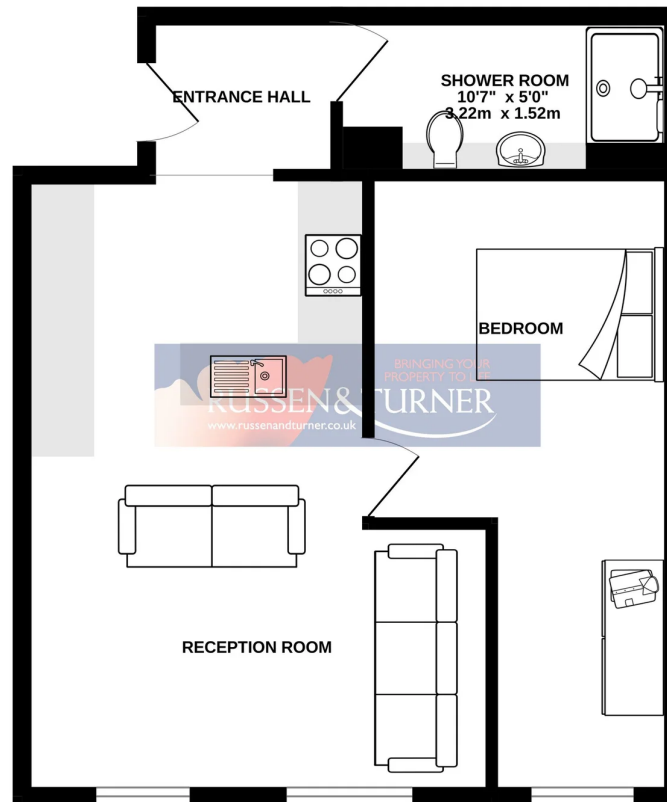
Tenure: Leasehold

Property Type: Apartment

- First floor apartment
- Desirable location
- Secure allocated parking
- Refurbished over past 5 years
- Long lease
- Central location
- Riverside summerhouse
- Communal gardens
- Open plan living
- No onward chain



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 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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