

Old School Court, King's Lynn, PE30 1DB

william h brown

welcome to

Old School Court, King's Lynn

Located in the heart of the town centre in Old School Court is this two bedroom first floor apartment which is being offered with no onward chain. Viewing highly recommended.













Entrance Door To:-
Communal Entrance Hall
Stairs to first floor

Entrance Door To:-

Entrance Hall
Storage cupboard housing gas boiler

Lounge
14' 2" x 13' 1" (4.32m x 3.99m)
Three sash windows overlooking courtyard, Juliette balcony, radiator

Kitchen
12' 4" max x 7' 7" (3.76m max x 2.31m)
Range of base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, extractor over, space for fridge freezer and washing machine, sash window

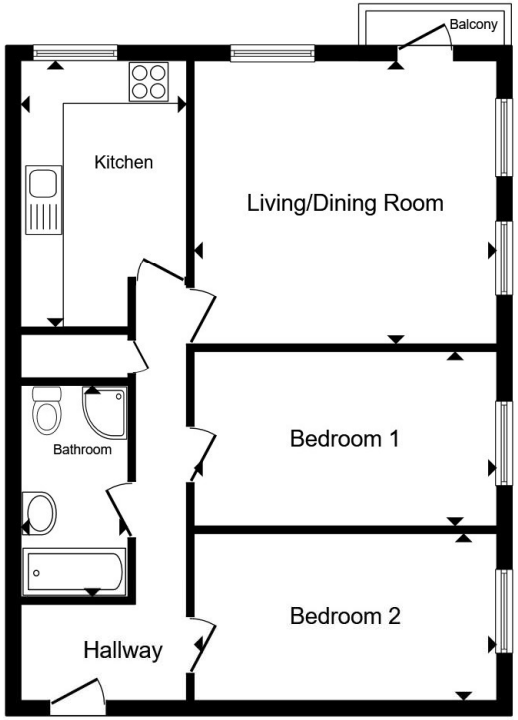
Bedroom One
13' 11" x 8' 1" (4.24m x 2.46m)
Sash window, radiator

Bedroom Two
14' x 7' 9" (4.27m x 2.36m)
Sash window, radiator

Bathroom
9' 10" max x 5' 3" (3.00m max x 1.60m)
Bath, wash hand basin, low level WC, shower cubicle, heated towel rail, part tiled walls

Outside
There is an allocated parking space. Access to the lovely communal gardens, seating terrace and shared summerhouse

Agents Note
Share of Freehold, 1 share of 29.
Water rates are included in service charge.



Total floor area 60.5 m² (651 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/KLN119485

welcome to

Old School Court, King's Lynn

- Located in the heart of the town centre
- Grade II Listed
- First Floor Apartment
- Two Bedrooms
- Allocated Parking

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 1670.00
Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£150,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119485

The Property Ombudsman

Property Ref:
KLN119485 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01553 771337

KingsLynn@williamhbrown.co.uk

40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES

williamhbrown.co.uk