



More Than Meets The Eye in The Heart of King's Lynn
King's Lynn

Offers Over
£160,000

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

You can find another two-bedroom apartment. Finding another one with this much space, character & a location as good as this would be a challenge.

There are some properties that make far more sense once you walk through the door, and this is definitely one of them.

Right in the historic heart of King's Lynn, this wonderfully individual two-bedroom apartment combines generous proportions, period character and a fabulous outlook across the Minster. Add your own private entrance, two double bedrooms and over 900 years remaining on the lease, and there's considerably more here than you might expect.

Your front door is at ground-floor level, with a private staircase leading upstairs and into a surprisingly spacious hallway. From here, the scale of the apartment begins to reveal itself.

And then you reach the room that really makes it special.

At an impressive 23 feet long, the living/dining room is a fantastic space, but it's the four beautiful sash windows that steal the show. Flooding the room with natural light and looking directly towards the historic Minster, they create a backdrop that changes throughout the day.

Imagine your sofa positioned beside the windows, morning coffee looking out across one of King's Lynn's most recognisable landmarks, friends gathered around the dining table at the weekend or simply watching the lights of the town as evening draws in.

There's enough space to create distinct living and dining areas without either feeling compromised, while the kitchen sits conveniently just off the room, close enough to remain sociable when entertaining but neatly separate from the main living space.

Move towards the rear and you'll find two genuine double bedrooms, rather than one main bedroom and a token second. The principal also enjoys its own en-suite shower room, while a generously proportioned main bathroom with twin wash basins serves the rest of the apartment.

Of course, living here isn't only about what's inside.

Walk out of your front door and King's Lynn is waiting for you. Coffee shops, restaurants, shopping and the historic waterfront are all within easy reach, while the railway station is within walking distance for journeys further afield. It's the sort of location where you can leave the car behind and simply enjoy having so much on your doorstep.

For a first-time buyer, this could be a chance to choose something with considerably more personality than the typical starter home. For an investor, the combination of two double bedrooms, impressive proportions and a genuinely central location deserves attention.

The property is Grade II listed and situated within a conservation area. It is held on a 999-year lease expiring in 3001, with a service charge of approximately £500 per annum.

You can look at the photographs and study the floorplan, but neither quite captures the feeling of standing in that 23ft living room with four sash windows framing the Minster beyond.

If you've been scrolling past ordinary apartments waiting for something with a little more character, space and individuality, this could be the one worth seeing in person.

*** Ai has been used to stage this property, the original photos are also included ***

Tenure: Leasehold

Property Type: Apartment

- Grade II Listed Town Centre Apartment
- Two Generous Double Bedrooms
- Leasehold - Over 900 Years Remaining
- No Onward Chain
- Large Sash-Style Windows & Plenty of Natural Light
- Moments from Shops, Restaurants & Historic Saturday Market Place
- Ideal First Home, Investment or Town Centre Base
- Impressive 23ft Living & Dining Space
- Walking Distance of King's Lynn Train Station
- Council Tax Band A

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.

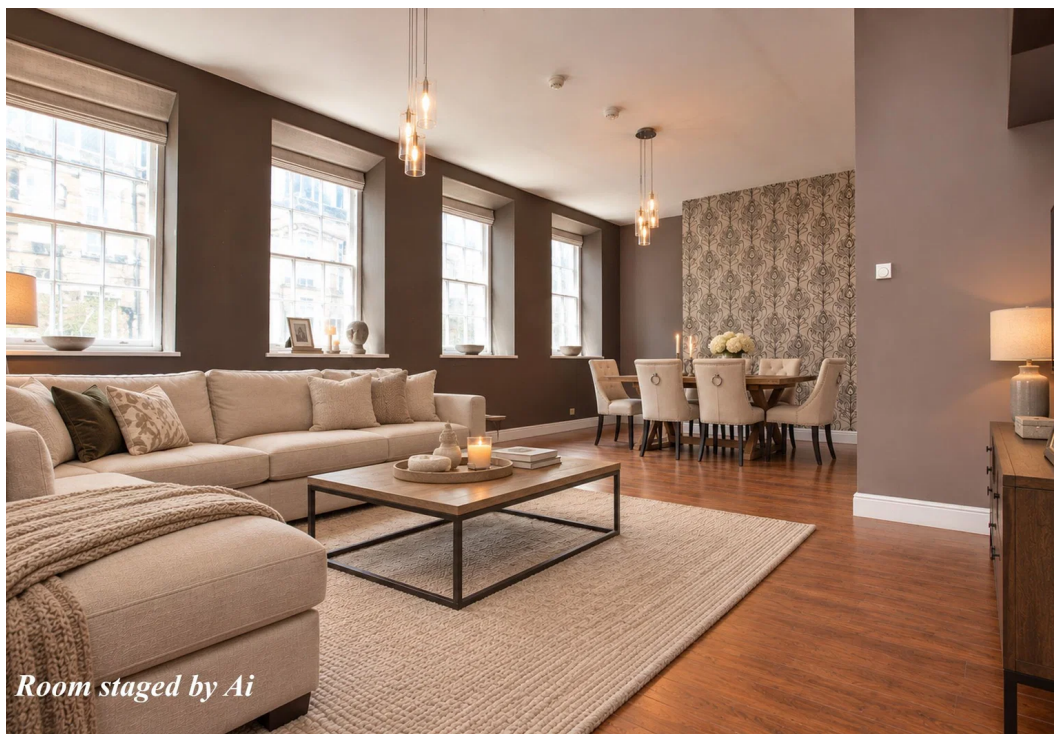
We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

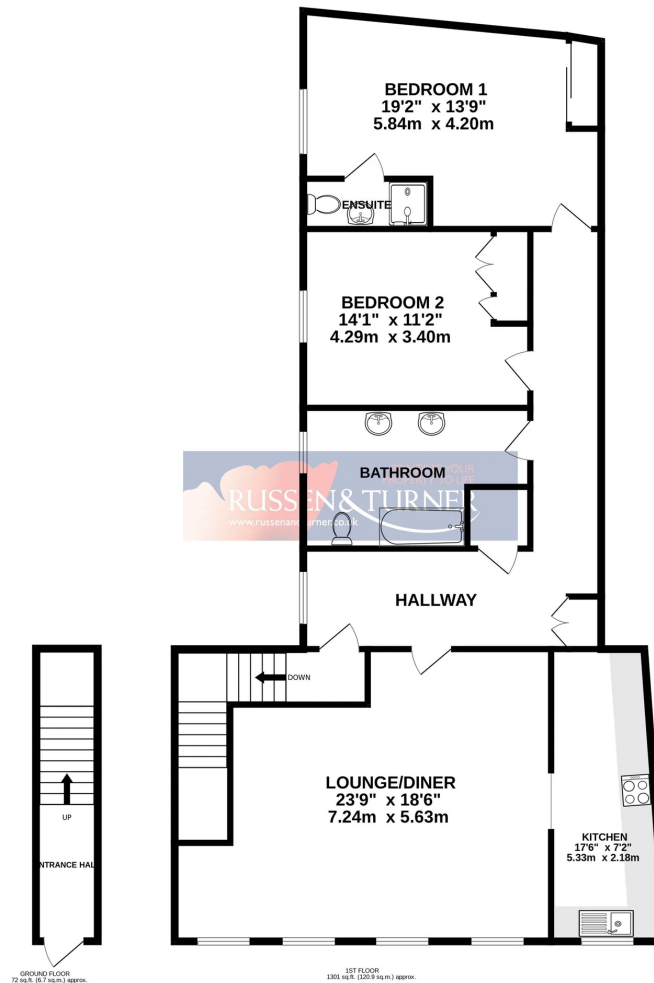
All measurements are provided as a guide and may not be exact.

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.





TOTAL FLOOR AREA : 1374 sq.ft. (127.6 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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