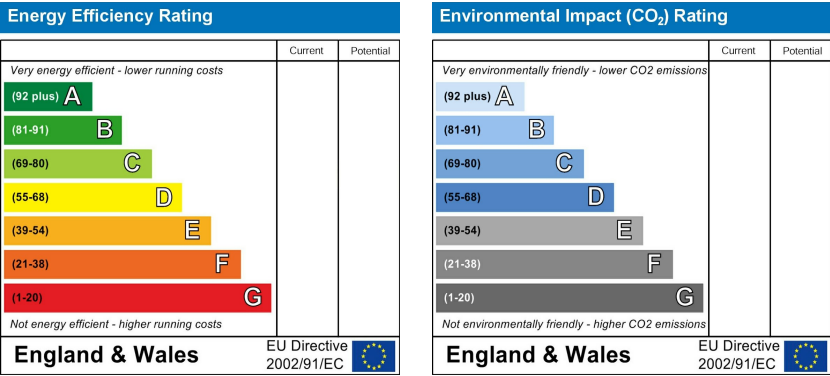


DIRECTIONS

SAT NAV: PE30 1NH



NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

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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.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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This disclaimer must go on to all probate properties – new and existing:



Flat 7 St. Nicholas Close King's Lynn PE30 1NH

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HALLWAY L shaped with one storage cupboard and one airing cupboard.	
KITCHEN	7'1 x 6'1 (2.16m x 1.85m)
BEDROOM ONE Vinyl tiled flooring.	13'0 x 6'9 (3.96m x 2.06m)
LOUNGE L shaped with vinyl tiled flooring.	13'0 x 10'4 (3.96m x 3.15m)
SHOWER ROOM Comprising of WC, hand wash basin, walk-in shower and a window to the rear.	6'8 x 6'1 (2.03m x 1.85m)
AUCTION IMPORTANT INFORMATION MEASUREMENTS: All measurements quoted are approximate.	
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MONEY LAUNDERING: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, all buyers will be required to undergo identification checks via our compliance partner; Hipla. A fee of £30 per client applies.

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****Being Sold via Secure Sale online bidding. Terms & Conditions apply. ****

In the heart of King's Lynn, this charming ground floor flat on St. Nicholas Close presents a unique opportunity for those looking to create their ideal living space. With one reception room and one bedroom, this property is perfect for individuals or couples seeking a cosy retreat in a vibrant town centre location. The flat is in need of full refurbishment, allowing you to design and personalise every aspect to suit your taste and lifestyle. Imagine the potential as you transform this space into a modern haven. The property boasts delightful views over the church at the front, adding a touch of character and charm to your daily life. Convenience is key, with a car park located to the rear, ensuring that parking is never a hassle. The central location means you are just a stone's throw away from local amenities, shops, and eateries, making it easy to enjoy all that King's Lynn has to offer. This flat is not just a property; it is a canvas awaiting your creative touch. Whether you are an investor looking for a project or a first-time buyer eager to make your mark, this flat offers a fantastic opportunity to establish a home in a sought-after area. Don't miss your chance to explore the possibilities that await in this delightful flat.

