



No. 12

No. 16



NEWSON & BUCK
ESTATE AGENTS

8 Trenowath Place

King's Lynn

Norfolk

PE30 1EN

£205,000

Newson & Buck are delighted to present this unique first floor two bedroom apartment situated in the select development of Trenowath Place, in King's Lynn Town Centre. Boasting river views from its bay window which over hangs the river Ouse this apartment must be seen. The accommodation comprises entrance hallway, lounge diner open to the kitchen, modern shower room and two bedrooms. The property features double glazed windows, allocated parking space, electric heating and use of a communal seating area and summerhouse over looking the River Great Ouse. A full range of amenities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.

- Sought After Development
- Two Bedrooms
- Open Plan Living
- River Views
- Modern Shower Room
- Lounge Diner
- Allocated Parking Space
- EPC RATING - D



Entrance Hallway

Fitted carpet, storage heater, entry phone system, airing cupboard housing immersion cylinder.

Lounge Diner

11' 8" x 22' 3" (3.56m x 6.78m) Double glazed window to side and double glazed bay window with beautiful views over the River Ouse, fitted carpet, two storage heaters, exposed brick, feature beams and open access to kitchen.

Kitchen

8' 4" x 8' 0" (2.54m x 2.44m) Double glazed window to side, fitted kitchen with a range of wall mounted and base storage cupboards, electric hob and oven, extractor above, space and plumbing for washing machine and vinyl flooring.

Shower Room

6' 5" x 8' 1" (1.96m x 2.46m) Walk-in shower enclosure with mixer shower, combination unit with w/c and wash hand basin, heated towel rail and vinyl flooring.

Bedroom One

8' 3" x 11' 0" (2.51m x 3.35m) Double glazed window to side, fitted carpet, electric storage heater, exposed brick and feature beams.

Bedroom Two

7' 0" x 10' 10" (2.13m x 3.30m) Double glazed window to side, fitted carpet, electric storage heater, exposed brick and feature beams.

Parking

One allocated parking space denoted by the apartment number.

Outside

A communal seating area and summerhouse can be found at the end of the development over looking the river.

EPC Rating: D

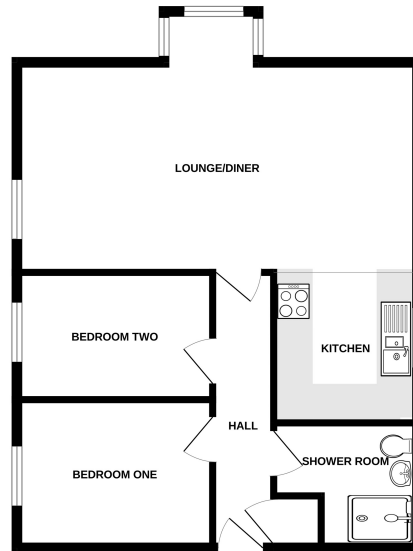
Council Tax Band - A

Leasehold

Please enquire for further information regarding the leasehold.



GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq ft (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of such nature, there are no other form of approval 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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