



11 Albert Street, King's Lynn
Guide Price £220,000

BELTON DUFFEY



11 ALBERT STREET, KING'S LYNN, NORFOLK, PE30 1ED

* Investment Opportunity * A spacious freehold 5 bedroom HMO * Town centre location * Near bus & train stations * Fully occupied * Total rent £3,174.17 pcm.

DESCRIPTION

A 3 storey, 5 room HMO with communal areas being situated in a convenient town centre location.

The property was built circa 1880 of solid brick walls under a slate roof and is installed with gas fired radiator central heating and part double glazing. The accommodation briefly comprises communal entrance hall, communal dining room, communal kitchen, communal shower room and a letting room on the ground floor. On the first floor are two further letting rooms and a communal bathroom. On the second floor are two further letting rooms. Outside there is a rear yard.

SITUATION

The property is in King's Lynn town centre, close to the bus station & train station (direct commute to Cambridge & London).

Parking permits are available to purchase from the BCKLWN.

Convenient for town centre shopping precinct, amenities.

ENTRANCE HALL

4.48m x 0.90m (14' 8" x 2' 11") Electric trip switches, fire control panel, radiator, cupboard housing the water meter and staircase to first floor landing.

COMMUNAL DINING ROOM

2.68m x 2.57m (8' 10" x 8' 5") Cupboard housing the gas boiler, window to rear, radiator, fire alarm, storage cupboard, wood effect flooring and opening into communal kitchen.

COMMUNAL KITCHEN

2.35m x 2.31m (7' 9" x 7' 7") Fitted worktops with stainless steel sink unit, tiled splashbacks, high gloss white cupboards and drawers under, window, cooker with extractor over, fire alarm, wood effect flooring and opening into rear lobby.

COMMUNAL REAR LOBBY

2.79m into door recess x 1.29m (9' 2" into door recess x 4' 3") Space for 2 upright fridge freezers, radiator, UPVC double glazed door to rear courtyard garden, loft access, fire alarm and opening into utility area.

COMMUNAL UTILITY AREA

2.61m x 1.67m (8' 7" x 5' 6") Fitted worktop areas, space for 2 washing machines, further fridge, fire alarm, non-slip floor and door into shower room.

SHOWER ROOM

2.61m x 1.70m (8' 7" x 5' 7") Tiled shower cubicle with Triton Enrich electric shower, low level WC, wash hand basin, radiator, frosted window and non-slip flooring.

ROOM 1 - £650 PCM

3.85m x 3.53m (12' 8" x 11' 7") Sah window to front, radiator and fire alarm.



FIRST FLOOR LANDING

Radiator and fire alarm.

ROOM 2 - £585 PCM

3.24m x 2.70m into window recess (10' 8" x 8' 10" into window recess) Window, pedestal wash hand basin with tiled splashback, radiator and fire alarm.

ROOM 3 - £812.50 PCM

4.60m x 3.57m (15' 1" x 11' 9") Sash window to front, radiator, 2 built-in cupboards, fireplace (not in use) and fire alarm.

COMMUNAL BATHROOM

2.39m x 2.28m (7' 10" x 7' 6") Panelled bath with Triton Enrich electric shower over, part tiled walls, extractor, low level WC, pedestal wash hand basin, radiator and non-slip flooring.

SECOND FLOOR LANDING

Window, store cupboard and fire alarm.

ROOM 4 - £498.33 PCM

3.04m x 2.70m (10' 0" x 8' 10") Window to rear, fireplace (not in use) radiator, pedestal wash hand basin with tiled splashback and fire alarm.

ROOM 5 - £628.33 PCM

4.53m x 3.42m into window recess (14' 10" x 11' 3" into window recess) Fireplace (not in use) sash window to front, built-in cupboard and fire alarm.

COMMUNAL COURTYARD GARDEN

Paved walled courtyard garden.

DIRECTIONS

Proceed out of the town centre on Railway Road, continue along passing Lidl on the right hand side. Continue along in the left hand lane taking the next left hand turning into Austin Street, take the first left into Albert Street and the property will be seen on the right hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

All flats are Council Tax Band A

EPC - D

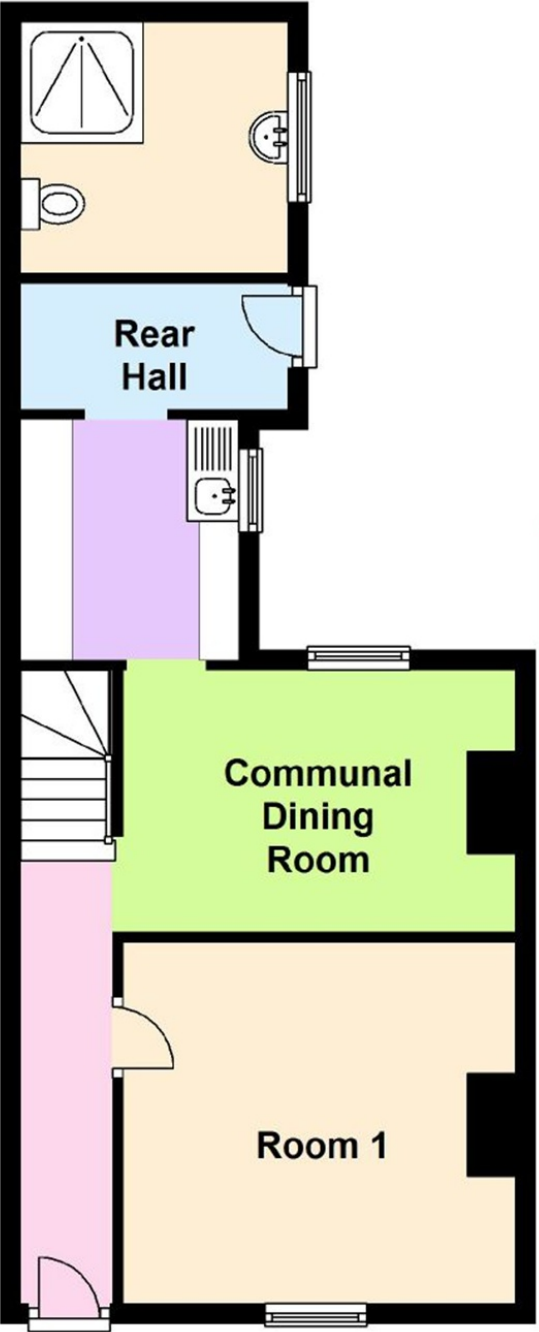
TENURE

This property is for sale Freehold.

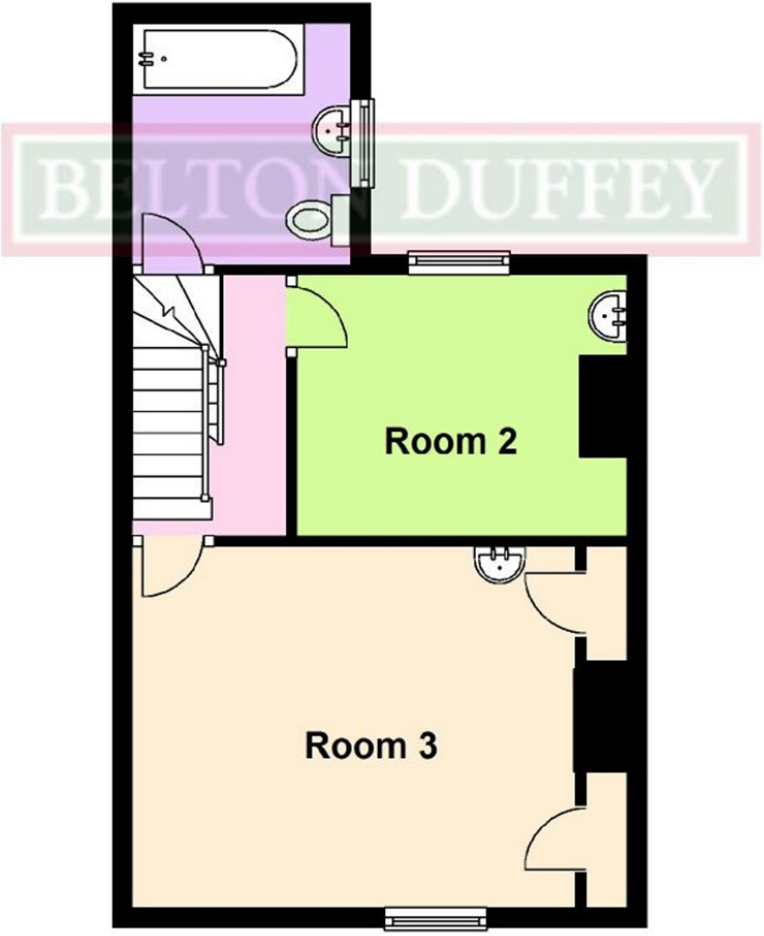
VIEWING

Strictly by appointment with the agent.

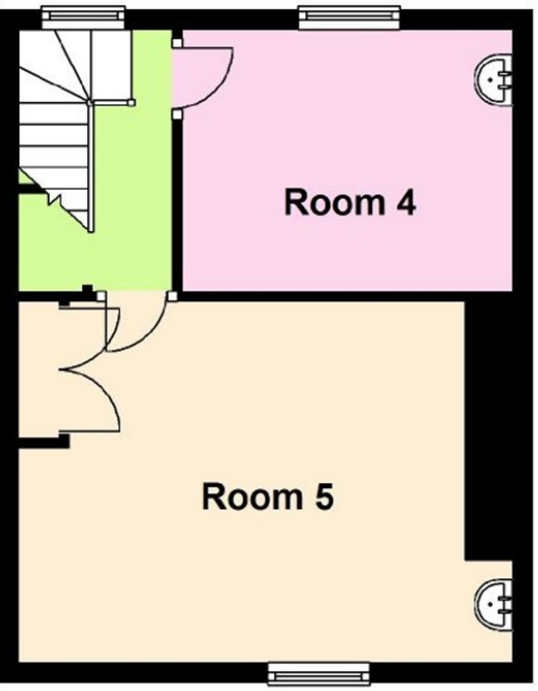
Ground Floor



First Floor



Second Floor





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