

FAIRWAYS HOUSE

AN EXCLUSIVE DEVELOPMENT OF 9
2 BEDROOM APARTMENTS

GUIDE PRICE

£164,950



Fairways House Old Sunway, King's Lynn
Guide Price £164,950

BELTON DUFFEY



FAIRWAYS HOUSE OLD SUNWAY, KING'S LYNN, NORFOLK, PE30 1DN

A brand new exclusive development of nine, 2 bedroom apartments with modern open-plan kitchen/living space, situated in the town centre and just a short walk to the bus and train stations.

DESCRIPTION

A brand new exclusive development of nine, 2 bedroom apartments with modern open-plan kitchen/living space, situated in the town centre and just a short walk to the bus and train stations.

Each apartment benefits from gas central heating and UPVC double glazing and briefly comprises open-plan kitchen/sitting/dining room, 2 bedrooms and a bathroom.

Please note: Flat No.1 has been used as an example of the size and style, although each apartment may vary slightly and photographs show variety of the flats. We would encourage an early viewing of these exclusive, modern town centre apartments.

SITUATION

The Fairways House Apartments are centrally located in the town centre, with the bus station and train station (mainline to London Kings Cross) just a short walk away.

It has the dual advantage of being within walking distance of the High Street and the river front, which has undergone extensive improvements within the last few years. King's Lynn is a historical port on the River Great Ouse and an internationally renowned medieval centre. The walk from Nelson Street, located at the top of King's Street, down King's Street and on to St Nicholas' Chapel has been described as one of the finest in Europe.

The Royal Estate of Sandringham and the North Norfolk coast within driving distance.

COMMUNAL HALLWAY

9.74m x 2.40m (31' 11" x 7' 10") Entrance doors to outside, staircase to first floor, door into

APARTMENT 1 (GROUND FLOOR)

LOBBY

Door into communal hall, storage cupboard housing the Strom eboiler and door into hall.

INNER HALL

2.31m x 1.75m (7' 7" x 5' 9")

OPEN-PLAN KITCHEN/DINING/LIVING ROOM

5.95m x 4.16m (19' 6" x 13' 8") Black granite effect worktop with 1.5 bowl stainless steel sink unit and chrome mixer tap, tiled splashbacks, light grey coloured cupboards and drawers under, matching wall cupboards, integrated fan assisted cooker, 4 ring ceramic hob with stainless steel extractor over, 2 windows to front and radiator.

BEDROOM 1

3.51m x 2.96m (11' 6" x 9' 9") Window to rear and radiator.

BEDROOM 2

2.96m x 2.30m (9' 9" x 7' 7") Window to rear and radiator.



BATHROOM

2.25m x 1.80m (7' 5" x 5' 11") White suite comprising panelled bath with shower over with mains 'rainfall' shower and shower screen, low level WC, wash hand basin set in vanity unit having tiled splashback and double cupboard under, wood effect flooring, towel rail, extractor and frosted window to side.

LEASE INFORMATION

Lease length of 125 years.

Each apartment will own a 9th share of the freehold.

Ground rent & service charge - TBC.

DIRECTIONS

When approaching on foot, from Sainsbury's car park, Fairways House is located at the rear of 34-36 Norfolk Street which is on the the right before the walkway (Paradise Lane) through to Norfolk Street.

OTHER INFORMATION

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

EPC - TBC.

Gas central heating.

TENURE

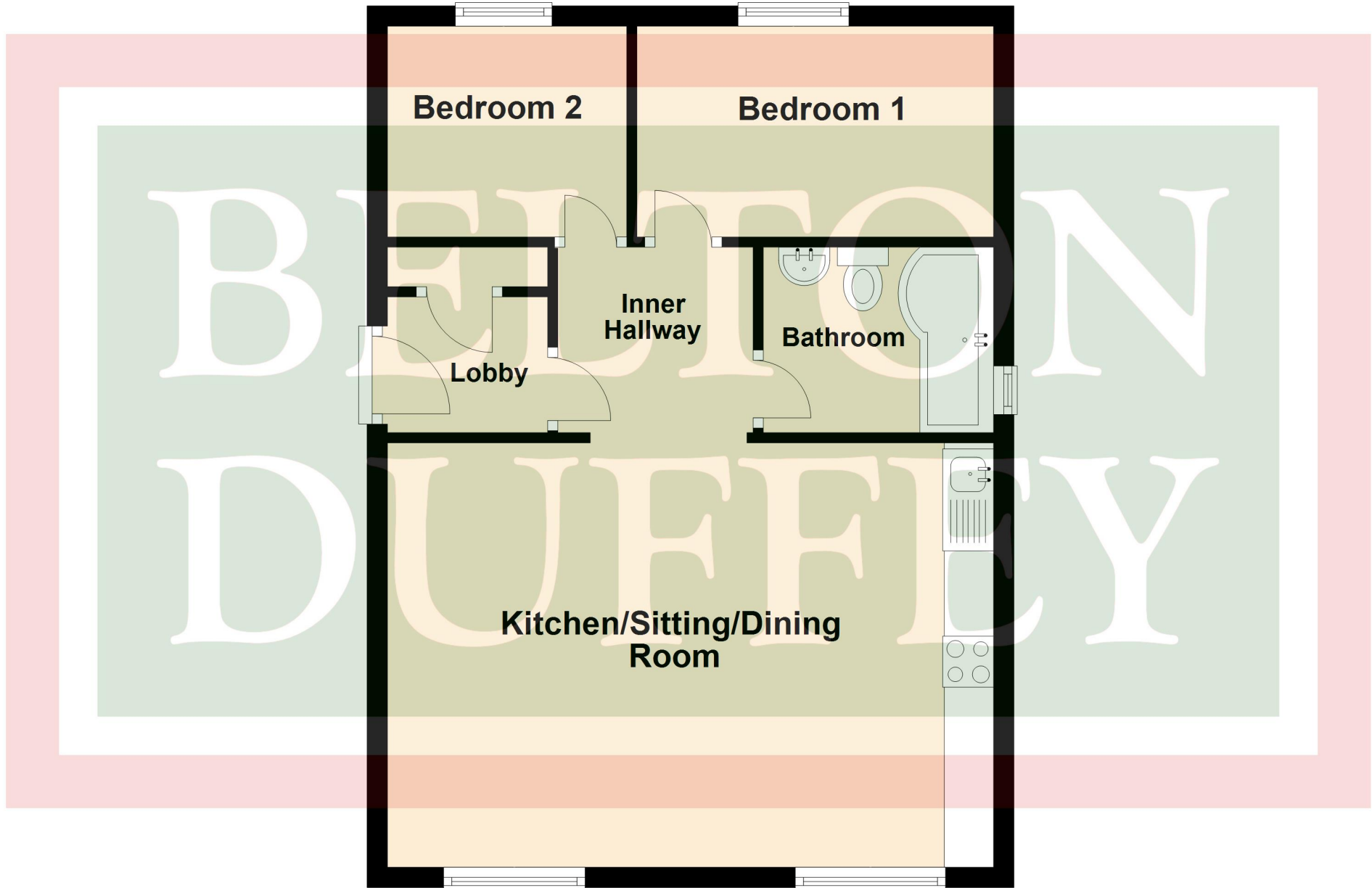
This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 49.1 sq. metres (528.3 sq. feet)





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