



Flat 2 78 Norfolk Street, King's Lynn
Offers Over £50,000

BELTON DUFFEY



FLAT 2 78 NORFOLK STREET, KING'S LYNN, NORFOLK, PE30 1AD

STUDIO FLAT IN KING'S LYNN TOWN CENTRE, BTL INVESTMENT OPPORTUNITY

*Recently decorated *Town centre location *Near bus and train station *Communal parking *BTL investment opportunity *CASH BUYERS ONLY

DESCRIPTION

STUDIO FLAT IN KING'S LYNN TOWN CENTRE, BTL INVESTMENT OPPORTUNITY

*Recently decorated *Town centre location *Near bus and train station *Communal parking *BTL investment opportunity
*CASH BUYERS ONLY

A recently decorated studio flat in King's Lynn town centre near bus & train stations, shopping precinct, supermarkets & amenities.

The accommodation briefly comprises: Hallway, living/bedroom, kitchen and bathroom.

Outside there is communal parking.

Ideal investment opportunity for CASH BUYERS ONLY

SITUATION

* Approx. 4 min walk to rail/bus stations.

* Near supermarket & town centre amenities.

King's Lynn is a historic town situated on the River Great Ouse approximately 11 miles from the Norfolk Coast. It boasts a frequent, electric main line rail link to Ely, Cambridge & London Kings Cross.

Highlights include two Market Places, Minster, Old Town, popular Quay area with waterside eateries, swimming pool & Alive Leisure Centre. The town centre has a pedestrianised shopping area with a lively combination of national retailers, specialist shops & traditional family businesses.

In the vicinity are local shops, supermarkets, primary, secondary schools & University Centre West Anglia, sports & gym facilities, a regular bus service to the town centre, access to the Queen Elizabeth Hospital & the various industrial estates.

HALLWAY

LIVING ROOM/BEDROOM

Storage heater. Window to rear.

KITCHEN

Base & wall units with worktops over. Integrated oven & hob. Sink & drainer. Electric water heater. Plumbing for washing machine.



BATHROOM

Shower cubicle with electric shower, wash hand basin & WC. Down-flow heater.

OUTSIDE

There is communal parking.

LEASE INFORMATION

TENURE: Leasehold

Lease length: 120 years from 29/09/1988 (approx 84 years remaining)

Ground rent-£75 per annum

Maintenance charge

There are 6 flats in the building so Buildings Insurance & one-off maintenance costs are divided between the 6 leaseholders.

The current owner pays £20 per month to build up an annual £240 reserve credit to pay for one-off building maintenance works.

Over the past 4 years this has amounted to an average of approx £303.22 per annum.

Buildings insurance

1/6th share of the 2023 premium was £246.28.

DIRECTIONS

From the Agent's offices proceed out of Blackfriars Street, turning left into Railway Road. Continue along in the right hand lane and at the traffic lights just before Lidl supermarket turn right into Norfolk Street. The property will be seen on the left hand side. On street parking available.

OTHER INFORMATION

Council Tax band A.

EPC RATING: D - The full certificate can be downloaded or provided by Belton Duffey.

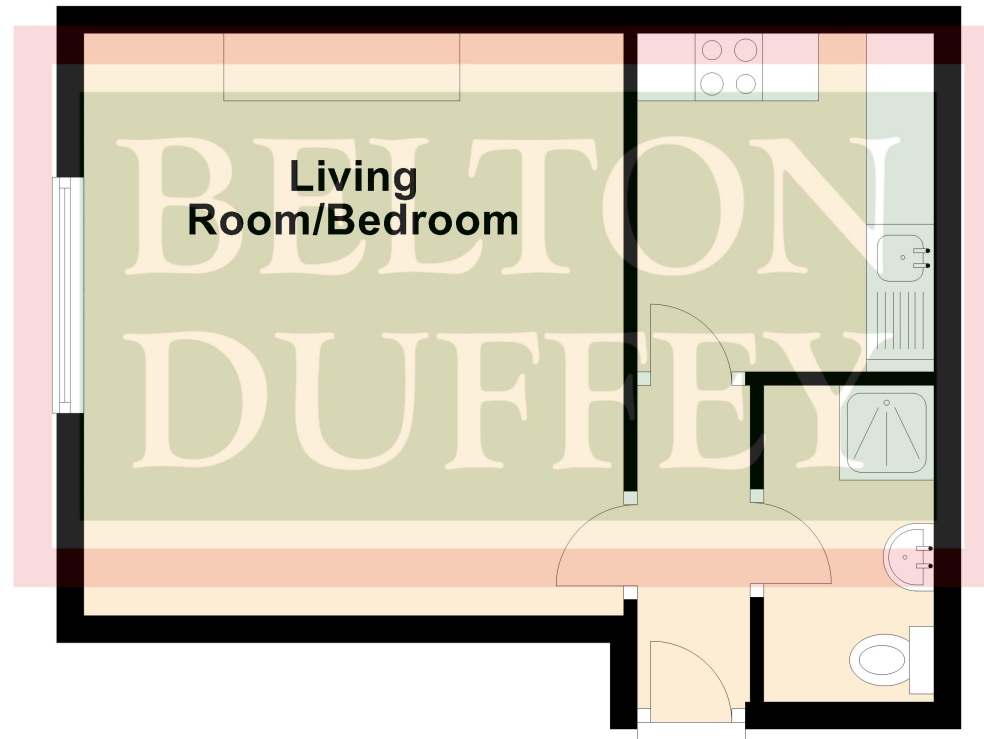
TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.

Ground Floor



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