



NEWSON & BUCK  
ESTATE AGENTS

12 Highgate  
King's Lynn  
Norfolk  
PE30 1PS

£112,500

A well presented two bedroom first floor apartment ideally located for the Town Centre and both Train Station and Bus Station. The accommodation comprises hall, kitchen, lounge diner, two bedrooms and shower room. The property benefits from gas central heating, double glazing and outside store. The property further benefits from the availability of a residents parking permit.

- Two Bedrooms
- Lounge Diner
- Shower Room
- Gas Central Heating
- EPC Rating: E
- First Floor Apartment
- Town Centre Apartment

A full range of facilities can be found within walking distance to the property.



### **Hall**

Entrance door to front and laminate flooring.

### **Kitchen**

8' 1" x 10' 1" (2.46m x 3.07m) Double glazed window to front, fitted kitchen with stainless steel sink, space for fridge freezer, washing machine and cooker with extractor above and laminate flooring.

### **Lounge Diner**

13' 8" x 16' 3" (4.17m x 4.95m) Double glazed windows to rear, feature fireplace, radiator and fitted carpet.

### **Inner Hall**

With cupboard housing hot water tank.

### **Bedroom One**

10' 7" x 13' 5" (3.23m x 4.09m) Double glazed window to rear, radiator and fitted carpet.

### **Bedroom Two**

11' 4" x 8' 11" (3.45m x 2.72m) Double glazed window to front, radiator and fitted carpet.

### **Shower Room**

**Council Tax Band: A**

8' 3" x 5' 6" (2.51m x 1.68m) Double glazed window to front, shower enclosure with mixer shower, w.c, pedestal wash hand basin, towel radiator and tiled flooring.

### **External**

The property has a communal area including an outside store.

### **Parking**

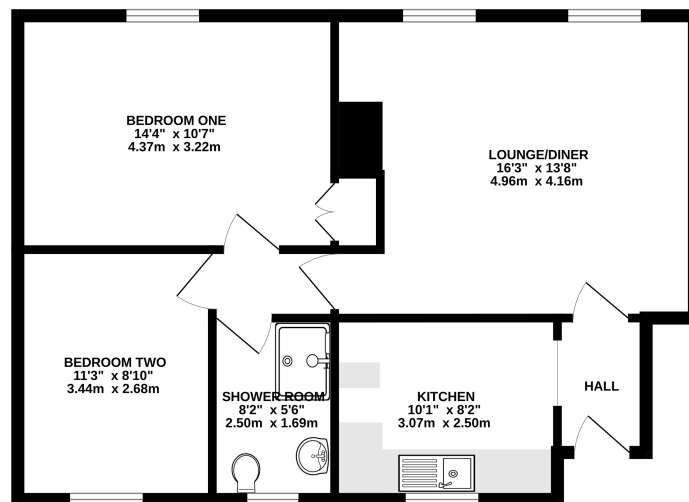
The property benefits from the availability of a residents parking permit which can be applied for through the local council.

**EPC Rating: E**





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



18-20 King Street, King's Lynn, Norfolk, PE30 1ES

Tel: 01553 775151 Email: [kingslynn@millsopps.com](mailto:kingslynn@millsopps.com) [www.millsopps.com](http://www.millsopps.com)