



16 Mill Houses, King's Lynn
Offers Over £80,000

BELTON DUFFEY



16 MILL HOUSES, KING'S LYNN, NORFOLK, PE30 2BN

* CASH BUYERS ONLY *Newly-decorated ground floor 2 bedroom flat *Generous gardens *Gas central heating & UPVC double glazing *EPC C and EICR pass *No upward chain *Off street parking *15 minute walk to the town centre/rail & bus stations

*Convenient for schools & University Centre West Anglia.

DESCRIPTION

* CASH BUYERS ONLY *Newly-decorated ground floor, 2-bedroom flat with gas central heating & generous gardens. EPC C. No upward chain. 15 min walk to town centre, bus & train stations. Convenient for local amenities, education, sports & gym facilities.

The accommodation comprises:

Entrance hall, WC, kitchen, lounge, 2 bedrooms & bathroom (bath & electric shower). Original internal doors.

Outside: generous gardens to front & rear. Patio & shed.

Please note that there is a communal pathway around the flat leading to 1 other property.

The property has gas central heating & UPVC double glazing.

Off street parking spaces available in the cul-de-sac (non-allocated).

SITUATION

The property is located in a residential area being close to the town centre with its regular bus service, local shops, gym, primary and secondary schools and the College of West Anglia. There is good access to the Queen Elizabeth Hospital, as well as the various industrial estates. The railway and bus stations are also close by.

ENTRANCE HALL

Part-glazed UPVC door leading to outside and doors to:-

CLOAKROOM

Low level WC, combi gas boiler, obscured window to side.

BATHROOM

UPVC obscured double-glazed window to rear, white 2-piece suite comprising panelled bath with electric shower over, white pedestal basin, extractor fan and radiator.



KITCHEN

uPVC double-glazed window to side with view of garden, range of matching light oak effect base & wall units with black granite effect round edge worktop over, white metro tiled splash-backs, stainless steel sink with single drainer & mixer tap over, built-in electric oven, stainless steel hob with stainless steel recirculating extractor hood over, plumbing for washing machine, space for fridge, lino flooring. Door to:-

SITTING ROOM

UPVC double-glazed window to front with view of front garden, original part-glazed wooden front door, radiator, built in cupboard. Door to:-

BEDROOM 1

UPVC double-glazed window to front with view of front garden, radiator.

BEDROOM 2

UPVC double-glazed window to rear, radiator, built in cupboards x 2.

OUTSIDE

Front: front lawn with hedge.

Side & rear: Lawned gardens with trees, hedges, fencing. Patio & garden shed. Please note that there is a communal pathway around the flat leading to 1 other property.

LEASE INFORMATION

125 years from 1st January 1982. Approx. 83 years remaining.

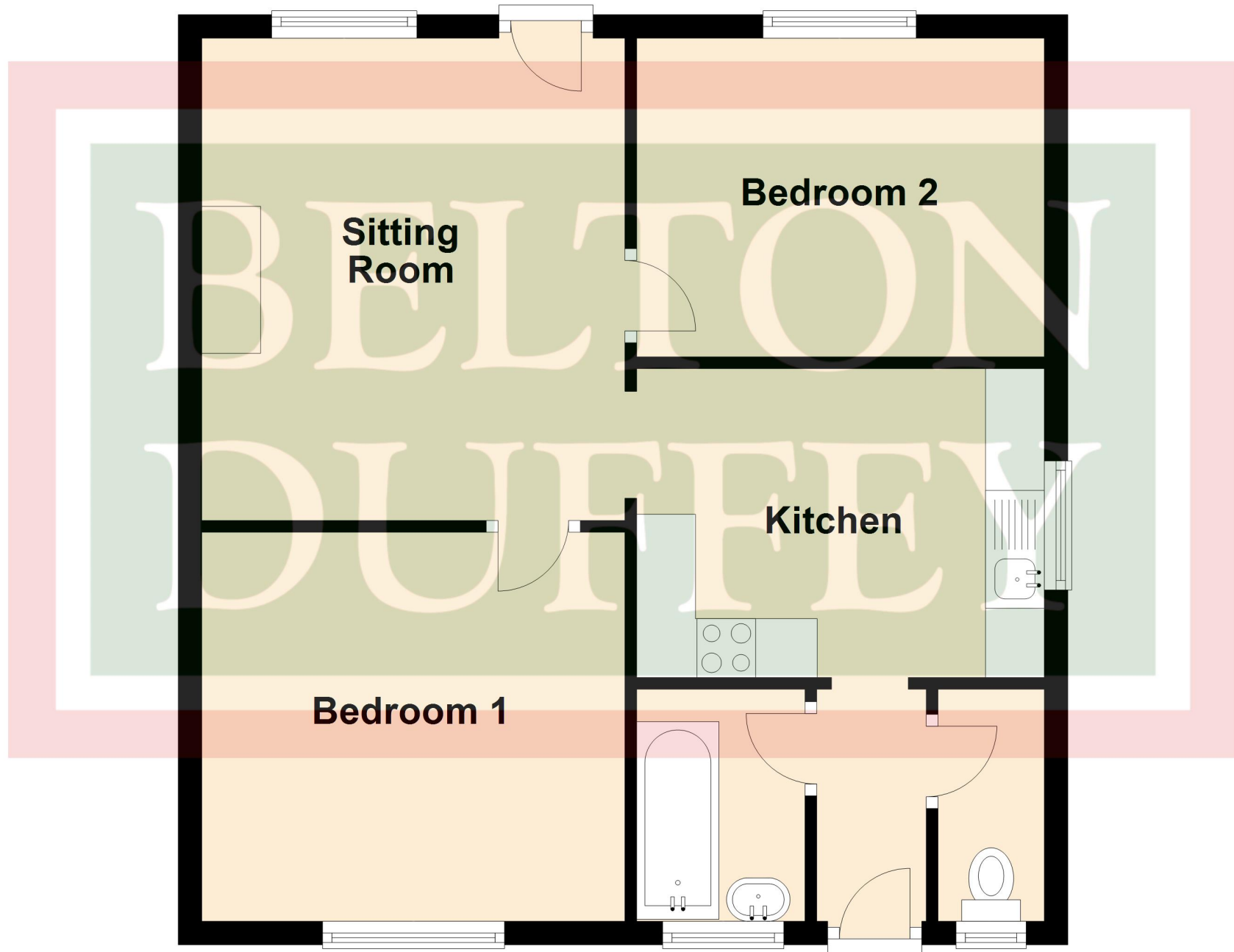
Service charge 2022-23 £343.44

Ground rent - £10 per annum

DIRECTIONS

From the town centre proceed along Gaywood Road, turning left into Loke Road and then right at the mini roundabout into Columbia Way and then the first right into Mill Houses.

Ground Floor



OTHER INFORMATION

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

Gas central heating. Water & drainage.

EPC - C.

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.





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