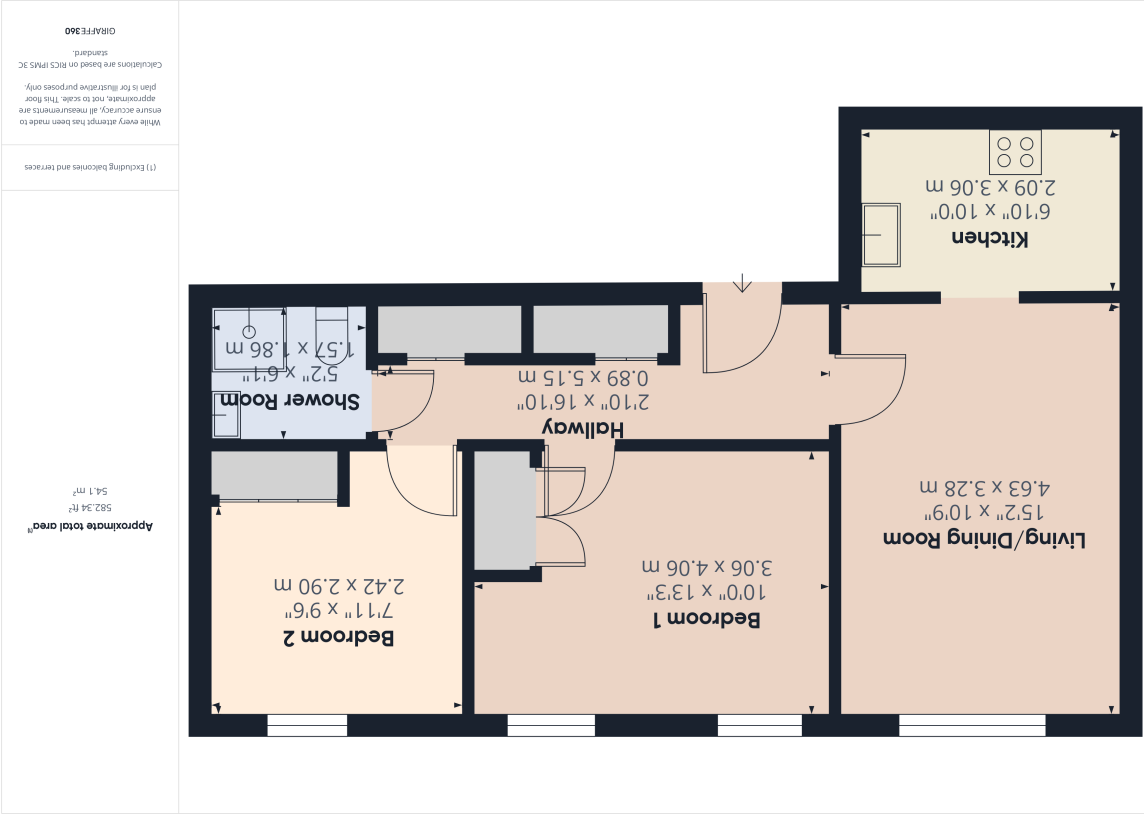
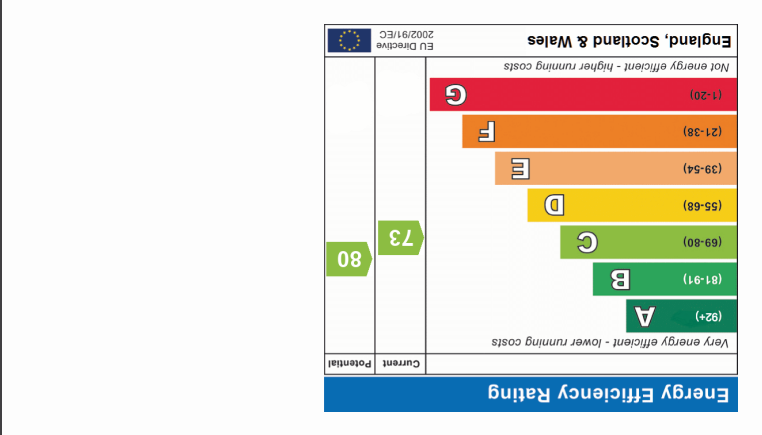


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Three Crowns House
South Quay

£120,000

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Three Crowns House

King's Lynn, PE30 5DT

This two bedroom apartment is situated on the quiet quayside very close to the town centre, with its historic buildings and shops just a short walk away. The entrance hall leads to a Living/Dining room with lovely views looking west over the River Ouse and South Quay. The sunsets are remarkable.

The fitted kitchen opens from the living area with a built-in oven and hob, plus space for a washing machine and fridge freezer. The two good-sized bedrooms both have river views and fitted storage and there is a fully tiled shower room. Designed for people aged 55+, the building has a large common room, a courtyard and covered parking for residents. There is a Duty Manager plus a 24 hour Emergency Call system. With No Onward Chain, UPVC double glazing and electric heating, viewing is recommended.



Entrance Hall

2' 10" x 16' 10" (0.86m x 5.13m) Electric heater. Airing cupboard. Cloak cupboard.

Living/Dining Room

15' 2" x 10' 9" (4.62m x 3.28m) UPVC double glazed window. Electric heater. Opening to kitchen.

Kitchen

6' 10" x 10' 0" (2.08m x 3.05m) Fitted with wall and base units with worktop over incorporating a sink and drainer with mixer tap. Under unit lighting. Electric hob and oven. Space for washing machine. Space for fridge freezer.

Bedroom 1

10' 0" x 13' 3" (3.05m x 4.04m) Two UPVC double glazed windows. Electric heater. Built in storage cupboard.

Bedroom 2

7' 10" x 9' 6" (2.39m x 2.90m) UPVC double glazed window. Storage cupboard.

Shower Room

5' 2" x 6' 1" (1.57m x 1.85m) Shower cubicle. Wash hand basin within vanity unit. W.C. Heated towel rail. Extractor fan. Fully tiled walls.

Agents Note:

Annual Ground Rent:£239.44 Payable at £119.72 every 6 months.

Annual Service Charge: £4,826.50 (£402.20 per month)

Lease Term 99 years from 1st April 1990 (64 years remaining)

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

