



NEWSON & BUCK
ESTATE AGENTS

21 Trenowath Place
King's Lynn
Norfolk
PE30 1EN

£175,000

A well presented one bedroom apartment situated on the second floor in the well regarded Trenowath Place Development. This Town Centre apartment offers hallway, kitchen living, bedroom and shower room.

- One Bedroom Apartment
- Open Plan Kitchen Living
- Shower Room
- Riverside Location
- Allocated Parking Space
- EPC Rating: E

The development benefits from an allocated parking space and a river fronting communal garden with summer house.



Hall

Entrance door to communal stairway, electric radiator and fitted carpet.

Open Plan Kitchen Living

19' 9" x 16' 10" (6.02m x 5.13m) Double glazed window to front with river views, double glazed Velux windows to rear, fitted kitchen with integrated washing machine, fridge freezer, oven and hob with extractor above, two electric radiators and laminate flooring to the kitchen area and carpet to the living area.

Shower Room

7' 10" x 4' 3" (2.39m x 1.30m) Double glazed Velux window to rear, shower enclosure with mixer shower, vanity unit, low flush w/c, electric towel radiator and tiled flooring.

Bedroom

7' 10" x 20' 0" (2.39m x 6.10m) Double glazed Velux window to front, electric radiator, storage cupboard and meter cupboard.

Parking

One allocated parking space. The development also benefits from guest parking.

EPC Rating: E

Council Tax Band: A

Communal Areas

The development is beautifully located next to the River Ouse with a communal garden and summer house situated directly next to the river itself.

Leasehold

Lease Term - 999 years from 1987

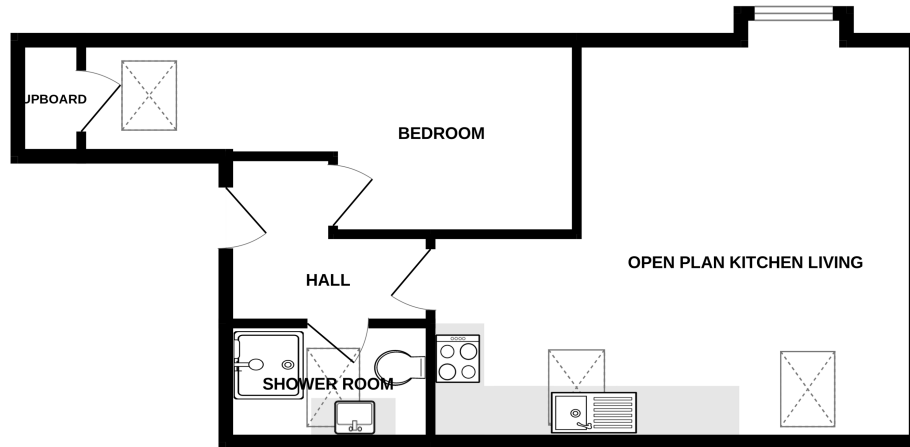
Service Charge - £1,055 (2025-2026)

Building Fund - £1,080 (2025-2026) * The building fund is decided by the management committee yearly, some years no charge is necessary.

Please enquire for further information



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.
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