



NEWSON & BUCK
ESTATE AGENTS



Flat 12 Three Crowns House, South Quay, King's Lynn, Norfolk PE30 5DT £119,950

A beautifully presented two bedroom apartment in the over 55's development of Three Crowns House. This quay side property offers hallway, lounge / diner, newly fitted kitchen and bathroom, and two bedrooms. The property further benefits from modern electric radiators and NO ONWARD CHAIN. Residents also benefit from access to two residents' lounges, a careline system, and a lift. There is communal car park which is available on a first come first served basis.

Hall

Storage cupboard, electric radiator and fitted carpet.

Lounge Diner

19' 8" x 9' 6" (5.99m x 2.90m) Double glazed windows to rear and side, electric radiator and fitted carpet.

Kitchen

7' 5" x 9' 10" (2.26m x 3.00m) Double glazed window to side, modern fitted kitchen, integrated appliances including hob, dishwasher, washing machine, space for tumble dryer, and tiled flooring.

Shower Room

7' 7" x 4' 7" (2.31m x 1.40m) Shower enclosure with Mira shower, low flush w/c, vanity unit with wash hand basin, tiled walls, electric towel rail and vinyl flooring.

Bedroom One

14' 9" x 9' 3" (4.50m x 2.82m) Double glazed window to side, electric radiator, fitted wardrobes and fitted carpet.

Bedroom Two

11' 2" x 5' 10" (3.40m x 1.78m) Double glazed window to side, electric radiator and fitted carpet.

Communal Rear Courtyard

Communal Car Park

Available on a first come first served basis.

EPC RATING: C

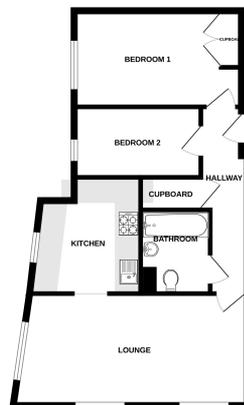
Council Tax Band: B

Lease

The lease was for 99 years from the 1st of April 1990 leaving approximately 63 years remaining. The service charges, which include upkeep of all communal areas, buildings insurance and water rates, are £437.76 per month. The ground rent is payable every 6 months at a charge of £119.70.



GROUND FLOOR



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