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**King & Partners**



18 Dukes Place  
 King's Lynn, PE30 4GZ

£105,000

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# Dukes Place

King's Lynn, PE30 4GZ

This first floor modern apartment is located on a modern development on the outskirts of Kings Lynn which has good road links and a mainline train station. The property has an entrance hall with door intercom, double bedroom with built in wardrobe and bathroom. The living room and kitchen are open plan and there is built in oven, hob and extractor. There is gas central heating, UPVC double glazing and outside there is an allocated parking space. The property is in good decorative order throughout.



## Entrance Hall

Door to front. Door to entry phone intercom. Radiator. Door to storage cupboard. Heating controls.

## Living Room/Kitchen Area

11' 6" x 19' 11" (3.51m x 6.07m)

Living Area: Two UPVC double glazed windows to front. Television point. Two radiators.

Kitchen Area: UPVC double glazed window . Fitted with a range of wall and base units with roll edge worktop. Incorporating a stainless steel sink and drainer with mixer tap. Space for Fridge freezer. Space for washing machine and dishwasher. Cupboard housing gas combination boiler.

## Bedroom

10' 7" x 10' 5" (3.23m x 3.17m) UPVC double glazed window. Radiator. Fitted wardrobe.

## Bathroom

7' 4" x 5' 7" (2.24m x 1.70m) Bath with shower mixer tap and screen. W.C. Wash hand basin. Radiator. Extractor fan.

## Agents Note:

Current charges:

Ground Rent: £200 per year. Deed of variation in place which prevents ground rent doubling every 10 years.

Maintenance Charge: £875.82 (July to December

## 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.