



Case, 9 Lath Mansion Nelson Street, King's Lynn
Guide Price £149,950

BELTON DUFFEY



COMMUNAL HALL



CASE, 9 LATH MANSION NELSON STREET, KING'S LYNN, NORFOLK, PE30 5DY

A Grade II * listed 2 bedroom, 1 bathroom apartment situated in an elegant Georgian building close to the Town Centre. NO ONWARD CHAIN.

DESCRIPTION

A Grade II * listed 2 bedroom, 1 bathroom apartment situated in an elegant Georgian building close to the Town Centre.

The property comprises a Grade II * listed property situated in the historic quarter of the East Anglian market town of King's Lynn and will appeal to those who appreciate the architectural beauty of Georgian and period homes.

The property is situated within Lath Mansion, the elegant home of 5 generations of the Samuel Browne dynasty constituting one of the great merchant families in King's Lynn in the 18th century. Nelson Street has listed buildings ranging from the 14th century to 1819.

Lath Mansion is an imposing property with a pedimented doorway flanked by solid pillars. The rear part of the edifice is thought to date from about 1670. In the first part of the 18th century the original 17th century house was refaced with a Georgian elevation which will celebrate its 300th anniversary later during the 21st century. There is a grand communal staircase from the spacious main hall up to the first floor gallery with splendid ceiling plasterwork.

Case is a second floor apartment installed with gas fired radiator central heating and briefly comprises entrance hall, drawing room, kitchen, 2 bedrooms and bathroom. Outside, there is a communal walled garden and residents' parking are opposite.

SITUATION

Nelson Street is situated in the historic part of King's Lynn in the shadow of St Margaret's Church. It has the dual advantages of being within walking distance of the High Street and the river front which has undergone extensive improvements within the last few years. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas' Chapel has been described as one of the finest in Europe. Many television and film crews have used this part of King's Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc

ENTRANCE HALL

3.49m x 0.99m (11' 5" x 3' 3") Panelled front entrance door, radiator in radiator cover, intercom phone, part panelled walls, door into the drawing room and steps down into the inner hallway.

DRAWING ROOM

5.77m x 5.02m max into recess (18' 11" x 16' 6" max into recess) 2 sash windows to front, panelled walls, electric coal-effect fire with painted wooden surround, 2 radiators both in radiator covers and recessed display shelving.

INNER HALLWAY

Understairs storage cupboard, cupboard housing the gas boiler with further cupboard above housing the water tank.



KITCHEN

2.39m x 2.03m into window recess (7' 10" x 6' 8" into window recess) Wood effect worktops with 1.5 bowl sink unit and mixer tap, cupboards and drawers under, 4 ring hob with extractor over and oven under, sash window to side, tiled splashbacks, matching wall units, space and plumbing for washing machine, space for fridge and tiled floor.

BEDROOM 1

4.05m x 2.72m (13' 3" x 8' 11") Sash window to side, radiator in radiator cover and cupboard housing the electric trip switches.

BEDROOM 2

3.06m x 2.94m (10' 0" x 9' 8") 2 sash windows to side, radiator in radiator cover, 2 built-in wardrobes with hanging rails and shelves.

BATHROOM

2.19m x 1.72m (7' 2" x 5' 8") Panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, sash window to side, radiator, shaver socket and tiled floor.

DIRECTIONS

From the Agent's offices, on foot, proceed left along Blackfriars Street, continuing into New Conduit Street. Proceed along, turning left at Boots, into The High Street. Continue along to the end of the High Street onto the Saturday Market Place. Walk across the Market Place passing The Church on the left hand side, into St Margaret's Place. Continue along and Nelson Street will be seen ahead of you. Lath Mansion will be found towards the end on the right hand side.

OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - B.

EPC - D.

Gas fired central heating.

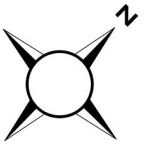
TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.

Top Floor







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