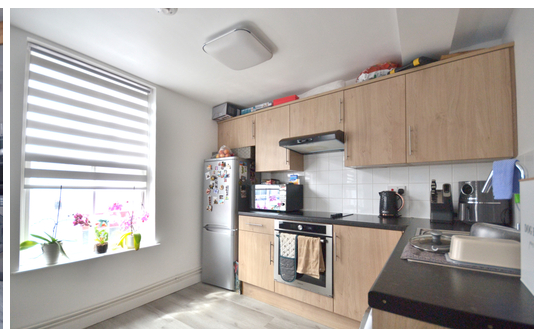




NEWSON & BUCK  
ESTATE AGENTS



107 Norfolk Street, King's Lynn, Norfolk PE30 1AQ

£350,000

A fantastic mixed use investment opportunity situated in King's Lynn Town Centre, comprising of a commercial retail unit to the ground floor, and three apartments situated over the three storeys (1 x 2 bedroom apartment and 2 x 1 bedroom apartments)

The commercial unit is currently vacant and the three apartments are tenanted.

Furthermore, there is off road parking for numerous vehicles to the rear, gas central heating throughout and the potentials to extend/redevelop further (subject to planning permission).



### Shop Front

13' 0" x 32' 1" (3.96m x 9.78m) Tiled flooring, two windows facing to front, under stairs storage room.

### Entrance To Flats

Tiled flooring, storage cupboard housing electrics.

### Flat One

12' 09" x 16' 09" (3.89m x 5.11m) Kitchen living area, laminate flooring, fitted kitchen units, stainless steel sink, oven and hob with over head extractor, space for washing machine and fridge freezer, one radiator, two windows, under stairs cupboard.

### Bedroom

11' 11" x 12' 11" (3.63m x 3.94m) Fitted carpet, one radiator, one double glazed window.

### Bathroom

4' 01" x 12' 04" (1.24m x 3.76m) Low flush w/c, pedestal sink, shower cubical, one radiator, one double glazed window.

### Flat Two

11' 06" x 19' 0" (3.51m x 5.79m) Kitchen living area, laminate flooring, one radiator, two double glazed windows, fitted kitchen units, stainless steel sink, oven hob with over head extractor, space for washing machine and fridge freezer.

### Bedroom

14' 01" x 13' 0" (4.29m x 3.96m) Laminate flooring, one radiator, one double glazed window.

### Bathroom

6' 0" x 7' 5" (1.83m x 2.26m) Low flush w/c. pedestal sink, one radiator, shower cubical.

### Flat Three

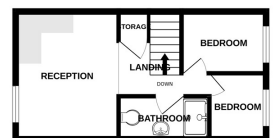
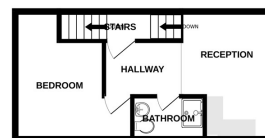
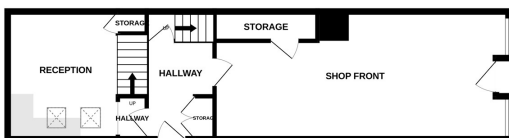
14' 03" x 14' 01" (4.34m x 4.29m) Kitchen Living area, laminate flooring, fitted kitchen units, stainless steel sink, oven hob with overhead extractor, space for washing machine and fridge freezer, one radiator, one double glazed



GROUND FLOOR

1ST FLOOR

2ND 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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