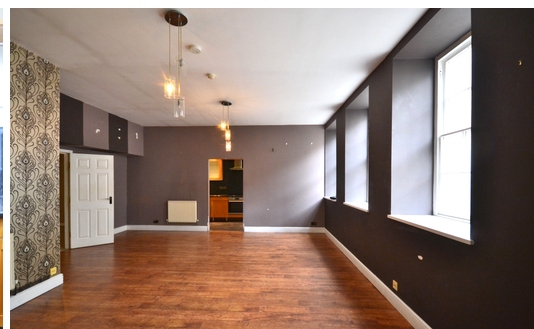
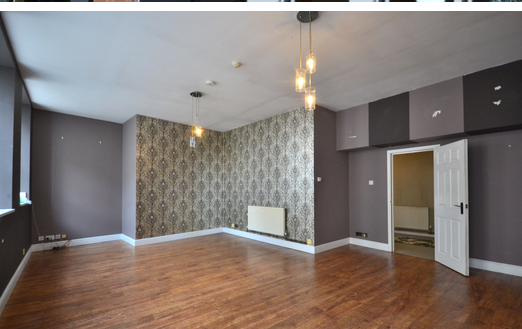




NEWSON & BUCK
ESTATE AGENTS



Flat 1 Saturday Market Place, Kings Lynn, TOWN CENTRE, Norfolk PE30 5DQ £210,000

Newson and Buck are delighted to market this beautifully presented two-bedroom apartment ideally situated within easy reach of the historic market town of King's Lynn and stunning views of St Margaret's Church. The accommodation is both spacious and versatile, comprising an entrance hall leading to a generous hallway, a well-proportioned lounge/diner, a modern fitted kitchen, principal bedroom with en-suite shower room, a further double bedroom, and a separate family bathroom. Located in the heart of King's Lynn, the property enjoys convenient access to a wealth of amenities.

The town offers a wide range of retail outlets, coffee shops, restaurants, and public houses, alongside primary and secondary schooling, and The College of West Anglia. Comprehensive leisure facilities include a swimming pool, bowling alley, cinema, arts centre and theatre. Excellent transport links are available via the mainline railway station, providing direct services to Ely, Cambridge and London King's Cross, while the recently redeveloped town centre enhances the area's appeal with an array of new shopping opportunities and improved public spaces, viewing this wonderful apartment with onward chain is a must!

Entrance Hallway

Entrance door, stairs to first floor, boiler, carpeted

Inner Hall

18' 09" x 8' 04" (5.71m x 2.54m) Carpeted, window to side aspect, two storage cupboards, two radiators, door leading to

Lounge/Diner

24' 03" max x 18' 05" (7.39m x 5.61m) Wooden flooring, four windows to front aspect over looking St Margaret's Church, two radiators, tv point

Kitchen

6' 02" x 17' 00" (1.88m x 5.18m) Tiled flooring, window to front aspect, range of wall and base cabinets, space for Fridge/Freezer, space for washing machine, work tops, sink with mixer tap, Electric oven with hob and extractor above, tiled splash back

Master Bedroom

18' 11" x 13' 2" max 9' 1" (5.77m x 4.01m max) Laminate flooring, window to side aspect, built in double wardrobe, radiator, door to

En-suite

05' 06" x 3' 11" (1.68m x 1.19m) Tiled wall and floors, shower cubical with shower, low level flush w/c, hand basin, towel radiator

Bedroom Two

14' 02" x 12' 02" (4.32m x 3.71m) Laminate flooring, radiator, window to side aspect, built in wardrobe

Bathroom

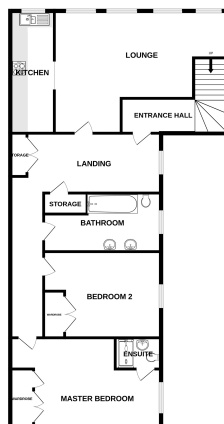
13' 11" x 08' 01" (4.24m x 2.46m) Tiled flooring with half tiled walls, panelled bath with shower over, his and hers sinks, low level flush w/c, towel radiator, window to side aspect

EPC - D

Council Tax - A



GROUND FLOOR
1374 sq ft (127.7 sq m) approx.



TOTAL FLOOR AREA: 1374 sq ft (127.7 sq m) approx.
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