



Apartment : 3 Nelson Street, King's Lynn
Guide Price £175,000

BELTON DUFFEY



APARTMENT : 3 NELSON STREET, KING'S LYNN, NORFOLK, PE30 5DY

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DESCRIPTION

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The property briefly comprises: a communal entrance hall, entrance lobby, good size sitting room/dining with a wonderful view of the cobbled courtyard and kitchen to the first floor. On the upper floor there is the master bedroom, home office with bed area, and a stylish shower room.

Outside, all Hampton Court owners have access to a delightfully quiet, private and professionally gardened walled garden located behind the West Wing.

NEW 125 YEAR LEASE & NO ONWARD CHAIN.

SITUATION

A quiet residential area, Nelson Street is close to St. Margaret's Minster and has a rich collection of listed buildings. Set within the town's Conservation Area high street shopping, the Saturday market place and Great Ouse river front are all a very short walk away. Unsurprisingly film, TV crews and fashion shoots use the areas historic features to create an atmospheric backdrop.

A large retail park, supermarkets and other amenities are further, but easily accessed as is the rail station (London King's Cross). There are good roads to Peterborough, Norwich and Cambridge, and the Norfolk beaches, countryside and wild life are an easy drive away.

COMMUNAL ENTRANCE HALL

Entered by door from Nelson Street fitted with an entry system, a staircase leads up to the apartment's first floor entrance door.

ENTRANCE LOBBY

RCD electricity distribution board, period beam with spandrel, modern solid oak floor, shelf, inset coir floor matting.

SITTING ROOM/DINING ROOM

Modern solid oak floor, two windows overlook the courtyard, and its surrounding buildings, with a further period leaded window facing Nelson Street. Two period oak ceiling beams with spandrel and wall beam, door to shelved storage cupboard, bespoke staircase to the first floor and door to the kitchen. Smart meter.

KITCHEN

2.35m x 1.60m (7' 9" x 5' 3") Hand-built fitted kitchen with stone worktop and splashback, Franke sink with mixer tap and 1/2 hp waste disposal, light coloured cupboards and drawers under, integrated Miele fridge freezer, Siemens 4 ring induction hob with Siemens Pyroclean electric oven under, stainless steel shelving, matching wall units, extractor, recessed open shelving with period beam, window overlooking courtyard, period ceiling beam, modern solid oak floor. Fire detector.



MASTER BEDROOM

5.78m x 5.07m (19' 0" x 16' 8") Three period principal rafters with spandrels, some exposed rafters and wind braces, passing purlin, wall beams, dual aspect dormer windows, shelf storage, pine floor. Fire sensor, fire door escape.

HOME OFFICE WITH BED AREA

5.80m into alcove x 4.80m (19' 0" into alcove x 15' 9") Period roof timbers, 'Heritage' skylight on winder, pine floor and door into shower room.

STYLISH SHOWER ROOM

Fully tiled walls, mains shower cubicle, low level WC, wash hand basin with mirrored wall above, chrome towel rail/radiator, shaver point, high level port-hole window, extractor, tiled floor with under floor heating.

COMMUNAL 'SECRET' GARDEN

This quiet walled garden is mainly laid to lawn with various flowers, shrubs and established trees, and with pathways and paved areas for sitting out.

LEASE & MANAGEMENT

The freehold is owned by the King's Lynn Preservation Trust. The site is managed by a company whose Directors are all Hampton Court leaseholders. They plan what work is required annually and retain professional services such as accountancy, architecture, and maintenance, cleaning etc.

An annual service charge covers the costs of maintaining and repairing the building fabric, garden and common parts. For 2025, the apartment's apportionment of the total service charge was £2,615.

The apartment will benefit from a new 125-year lease and a peppercorn ground rent.

DIRECTIONS

From the Agent's office walk along New Conduit Street to the High Street, turn left. Arriving at Saturday Market turn right and walk keeping St Margaret's Minster on your left. Hampton Court is the red painted property in Nelson Street at the crossroads.

OTHER INFORMATION

Council Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Tax band A.

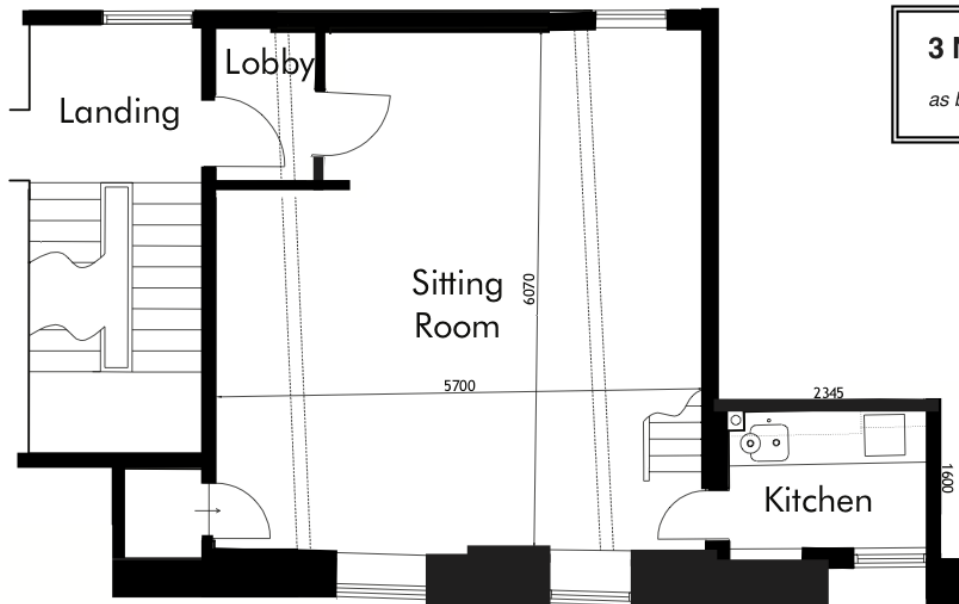
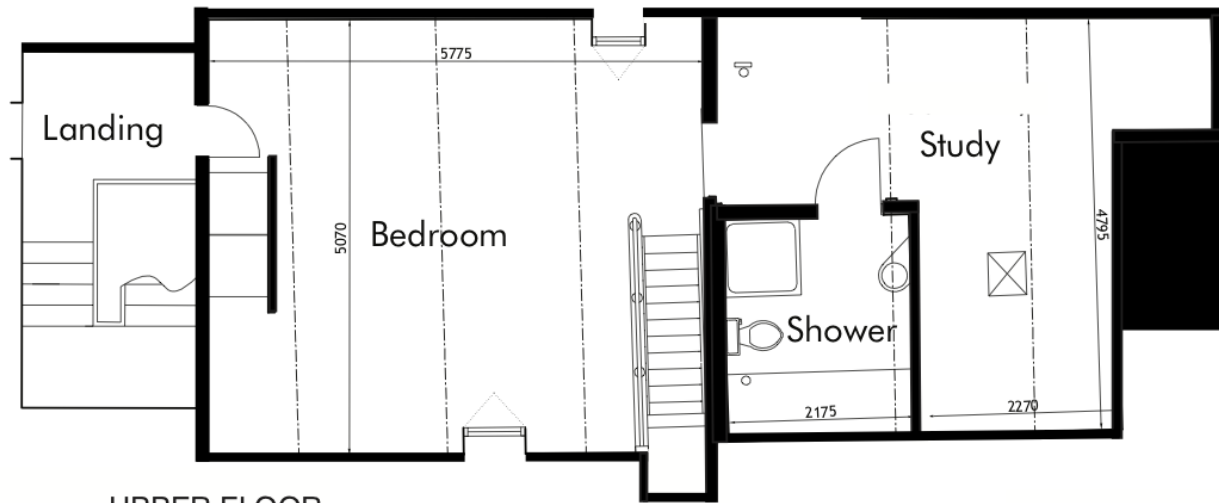
EPC N/A Grade I Listed.

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.



3 NELSON STREET
as built 2014







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