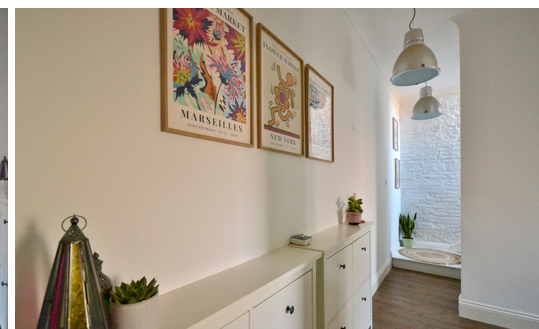




NEWSON & BUCK
ESTATE AGENTS



2 Riverside Court, South Quay, King's Lynn, Norfolk PE30 5DB £230,000

Newson & Buck are delighted to present this Grade II* listed character property, located on the historic Quay of King's Lynn Town Centre. This unique property was originally part of a 17th century house, (previously the District Council offices between 1950-1982). The house was then split into two properties. The property boasts some beautiful original features including original wooden beams in the living room and bedroom, and 17th century Baltic pine clad with arcade frieze and a decorative pilaster in the lounge diner.

The present layout follows a medieval form and is one of the last houses in Kings Lynn to use this historic layout, with the spacious accommodation comprising entrance hall, bathroom and bedroom on the ground floor, with a kitchen and lounge diner to the first-floor.

The property benefits from No Onward Chain!

Entrance Hall

Entrance door to front, radiator, under stair cupboard and LVT flooring.

Shower Room

8' 4" x 6' 0" (2.54m x 1.83m) Double glazed window to front, shower enclosure with mixer shower, low flush w/c, vanity unit with wash hand basin, towel radiator and LVT flooring.

Bedroom

16' 2" x 9' 10" (4.93m x 3.00m) Sash window with secondary glazing to front, original wooden beam, radiator and LVT flooring.

Landing

Cupboard with gas central heating boiler, designer radiator and fitted carpet.

Kitchen

8' 0" x 9' 6" (2.44m x 2.90m) Double glazed window to front, fitted kitchen with integrated oven and hob with extractor above, ceramic sink, space for fridge freezer and washing machine, radiator and vinyl flooring.

Lounge Diner

15' 11" x 19' 9" (4.85m x 6.02m) Two sash windows with secondary glazing to front, feature fireplace, original beams, two column radiators, three cupboards, loft hatch and 17th century Baltic pine clad with arcade frieze and a decorative pilaster.

Allocated Parking

Gated carpark with 1 x allocated space, plus the option to purchase an additional resident permit / guest permits for spaces on South Quay.

Gardens

To the front of the property is a private garden area with further communal gardens around the development.

A bin store (can request recycling bags free of charge using the Borough Council Website).

Location

The property is located just off the Quay front in the heart of King's Lynn Town Centre where you will find a full range of amenities within walking distance.

King's Lynn rail station has direct links into Cambridge and London King's Cross.

Agent Note

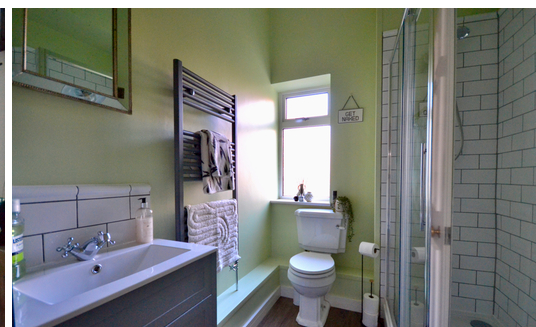
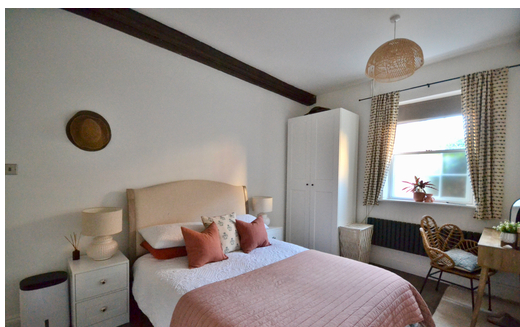
Upon purchasing a property on Riverside Court, you become a director and shareholder of the management company, therefore no ground rent is due. A service charge of £35 per calendar month is payable to the management company to cover garden maintenance, carpark maintenance and the electric gate.

Council Tax Band: B

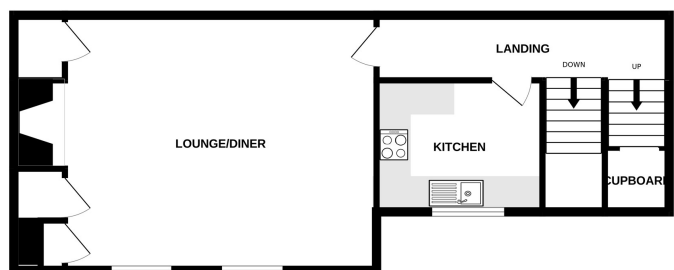
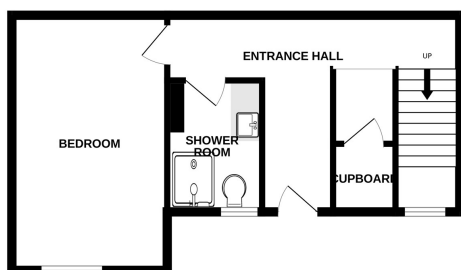
EPC - Exempt



GROUND FLOOR



1ST 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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