





8 Trenowath Place, King's Lynn, Norfolk PE30 1EN

£205,000

Newson & Buck are delighted to present this unique first floor two bedroom apartment situated in the select development of Trenowath Place, in King's Lynn Town Centre. Boasting river views from its bay window which over hangs the river Ouse this apartment must be seen. The accommodation comprises entrance hallway, lounge diner open to the kitchen, modern shower room and two bedrooms. The property features double glazed windows, allocated parking space, electric heating and use of a communal seating area and summerhouse over looking the River Great Ouse. A full range of amenities can be found in King's Lynn Town Centre including a main line rail link into Cambridge and London King's Cross.





Entrance Hallway

Fitted carpet, storage heater, entry phone system, airing cupboard housing immersion cylinder.

Lounge Diner

11' 8" x 22' 3" (3.56m x 6.78m) Double glazed window to side and double glazed bay window with beautiful views over the River Ouse, fitted carpet, two storage heaters, exposed brick, feature beams and open access to kitchen.

Kitchen

8' 4" x 8' 0" (2.54m x 2.44m) Double glazed window to side, fitted kitchen with a range of wall mounted and base storage cupboards, electric hob and oven, extractor above, space and plumbing for washing machine and vinyl flooring.

Shower Room

6' 5" x 8' 1" (1.96m x 2.46m) Walk-in shower enclosure with mixer shower, combination unit with w/c and wash hand basin, heated towel rail and vinyl flooring.

Bedroom One

8' 3" x 11' 0" (2.51m x 3.35m) Double glazed window to side, fitted carpet, electric storage heater, exposed brick and feature beams.

Bedroom Two

7' 0" x 10' 10" (2.13m x 3.30m) Double glazed window to side, fitted carpet, electric storage heater, exposed brick and feature beams.

Parking

One allocated parking space denoted by the apartment number.

Outside

A communal seating area and summerhouse can be found at the end of the development over looking the river.

EPC Rating: D

Council Tax Band - A







GROUND FLOOR 613 sq.ft. (57.0 sq.m.) approx.







