



NEWSON & BUCK  
ESTATE AGENTS

2 Riverside Court  
South Quay  
King's Lynn  
Norfolk  
PE30 5DB

£250,000

Newson & Buck are delighted to present this Grade II\* listed apartment, 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.

- Grade II\* Listed
- Historic Quay Location
- Original Features
- Lounge Diner
- Allocated Parking Space
- Gas Central Heating
- Ground Floor Shower Room



### **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.

### **Service Charge**

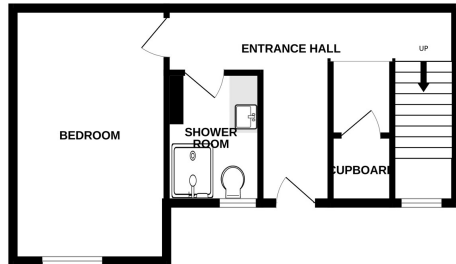
£35 monthly service charge payable to the management company to cover garden maintenance, carpark maintenance and the electric gate. No ground rent.

### **Council Tax Band: B**

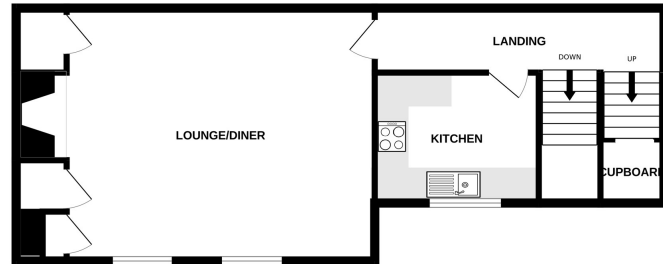
### **EPC - Exempt**



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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