



Trinity Quay, King's Lynn
Guide £165,000

BELTON DUFFEY



TRINITY QUAY, FLAT 23 PAGE STAIR LANE, KING'S LYNN, NORFOLK, PE30 1NQ

A two bedroom second floor apartment with river views, within walking distance of the town centre with allocated parking. NO CHAIN.

DESCRIPTION

A two bedroom second floor apartment with river views, within walking distance of the town centre with allocated parking. NO CHAIN.

The property is installed with sealed unit double glazing in softwood frames and electric heating and has views of the river.

The accommodation briefly comprises: entrance hall, kitchen, sitting room/dining room with balcony providing views over the river, two bedrooms and a bathroom. Outside, the property has a designated parking space.

SITUATION

The property is situated off the Tuesday Market Place, on the edge of the town centre being close to St Nicholas Chapel and one of the principal thoroughfares into King's Lynn town centre. The High Street with its many shops etc. is within walking distance. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas' Chapel has been described as one of the finest in Europe. Many television and film crews have used this part of King's Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc.

COMMUNAL ENTRANCE HALL

Ceramic tiled floor, door leading into inner lobby with meter cupboard and stairs to upper floors.

ENTRANCE HALL

2.87m x 1.26m (9' 5" x 4' 2") Entrance door, storage heater, telephone intercom and storage cupboard with electric trip switches.

KITCHEN

3.65m max into recess x 2.21m (12' 0" x 7' 3") Worktops to 3 sides with stainless steel sink unit and chrome mixer tap, tiled splashbacks, white coloured cupboards and drawers under, worktop with Hotpoint inset 4 ring hob and Hotpoint electric oven, washing machine and space for fridge freezer, wood effect laminate flooring, sealed double glazed window with river views, walk-in airing cupboard with hot water cylinder and shelving.

SITTING ROOM/DINING ROOM

6.59m max x 3.32m (21' 7" x 10' 11") Storage heater, double doors leading balcony with river views, door into

BEDROOM 1

4.02m max x 2.85m (13' 2" x 9' 4") Sealed unit double glazed window to front aspect, storage heater and telephone point.



BEDROOM 2

2.73m x 2.09m (8' 11" x 6' 10") Panelled heater, sealed unit double glazed window to front aspect.

BATHROOM

2.50m x 2.23m (8' 2" x 7' 4") Three piece white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin with tiled splashback, low level WC, extractor fan, wood effect flooring, electric heater and shaver light.

OUTSIDE

The property has a designated parking space.

LEASE

The length of the lease is 999 years from 25th September 1998.

Current service charge is £1,800 per annum.

DIRECTIONS

From the Agent's offices proceed on foot left onto New Conduit Street and at the bottom of New Conduit Street turn right into the High Street. Continue down here until you reach the Tuesday Market Place. Continue round passing Fraser Dawbarns Solicitors and take the next left hand turning into Page Stair Lane. Proceed to the bottom of Page Stair Lane and Trinity Quay will be seen ahead of you. Number 23 is located on the second floor of the middle block.

OTHER INFORMATION

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

Council Tax Band B.

Night storage heating.

EPC Rating Band - C.

TENURE

This property is for sale Leasehold.

VIEWING

Strictly by appointment with the agent.



AWAITING

FLOORPLAN





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