



Morston Drift, King's Lynn, PE30 5GA

welcome to

Morston Drift, King's Lynn

Ideal investment or first time buy with this spacious two bedroom first floor apartment with secure communal outside area and which is close to amenities. Viewing is highly recommended



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance

Secure communal entrance door, door to communal courtyard garden/play area, stairs to first floor

Entrance Hall

Wood effect laminate floor, entrance door, radiator, entry phone system, telephone point

Kitchen/ Living Area

20' 11" max x 14' 11" max (6.38m max x 4.55m max)
Wood effect laminate floor, double glazed windows to front aspect, TV satellite and phone point, radiator, kitchen area has a range of matching base and wall units, roll edge work top, inset stainless steel sink with mixer tap over, integrated electric oven, gas hob, extractor over, gas boiler, space for fridge freezer and plumbing for washer/dryer

Bedroom One

13' 10" x 12' 11" (4.22m x 3.94m)
UPVC double glazed window to rear, wood effect laminate floor, radiator, TV point

Bedroom Two

12' 1" x 8' (3.68m x 2.44m)
Double glazed window to front, radiator, television and internet point.

Bathroom

8' x 6' (2.44m x 1.83m)
Tile effect vinyl floor, bath with shower over, low level WC, wash hand basin, shaver point, radiator, extractor

Outside

There is access via the ground floor entrance to the secure communal park/play area, bin and bike storage areas.



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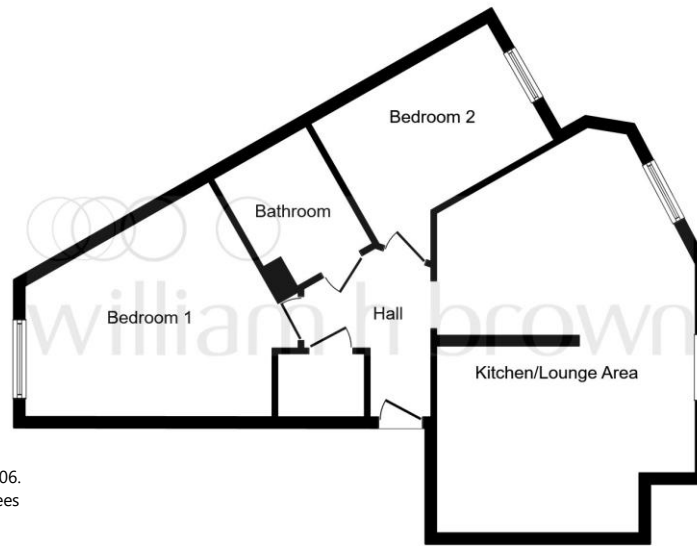
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First Floor Apartment
- Two Bedrooms

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 2509.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for William H Brown. Powered by www.focalagent.com

guide price

£70,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119845 - 0002

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