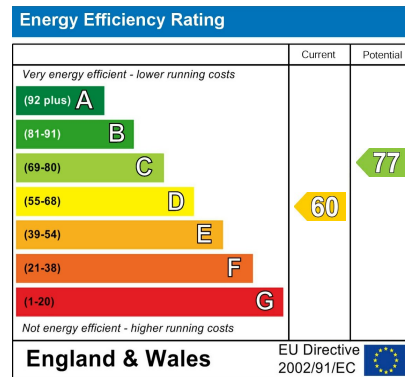


## DIRECTIONS

Sat Nav: PE30 4HL



## NOTES FOR PURCHASERS:

**MEASUREMENTS:** All measurements quoted are approximate.

**DRAWINGS/ SKETCHES/ PLANS:** This representation is provided for general guidance and is not to scale.

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This disclaimer is subject to the provisions of the Consumer Protection from Unfair Trading Regulations 2008, the Property Misdescriptions Act 1991 (where applicable), and all other relevant UK legislation."

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**HALLWAY**

Vinyl flooring, doors to all rooms, airing cupboard and an electric radiator.

**KITCHEN**

Range of wall, base and drawer units with worktop over, space for the cooker with extractor over, window to the front aspect, large cupboard which currently houses a tumble dryer. Vinyl flooring.

9'3 x 8'10 (2.82m x 2.69m)

**LOUNGE**

Vinyl flooring, window to the front aspect, electric radiator and electric fire with half surround.

12'6 x 11'11 (3.81m x 3.63m)

**SHOWER ROOM**

Three piece suite comprising of a double shower enclosure with electric shower, W.C, and a pedestal hand wash basin. Heated towel rail. Vinyl flooring with window to the rear aspect.

8'10 x 5'2 (2.69m x 1.57m)

**BEDROOM**

Vinyl flooring, window to the rear aspect and an electric radiator.

11'11 x 8'5 (3.63m x 2.57m)

**EXTERNAL**

To the rear there are communal gardens and there's a small patch of lawn to the front which is also communal.

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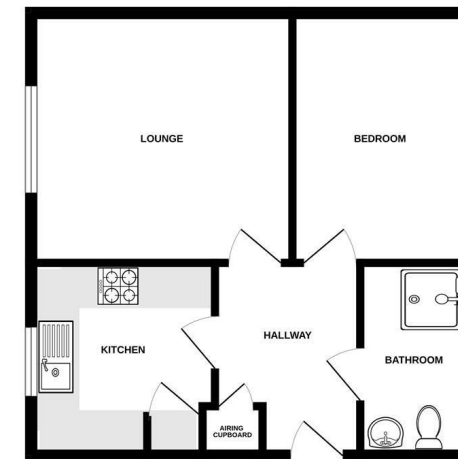
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Welcome to this charming ground floor flat located in the desirable Lavender Court, Gaywood, King's Lynn. This well-presented property offers a comfortable living space, featuring a reception room that is perfect for relaxation or entertaining guests. The flat includes a spacious bedroom and a well-appointed shower room, making it an ideal choice for individuals or couples seeking a peaceful retreat. With this property there is access to communal outside areas at both the front and rear, providing a space to enjoy the fresh air and connect with neighbors. The flat is situated in a sought-after area, known for its friendly community and convenient amenities, ensuring that you have everything you need within easy reach. Please note that this property has an age restriction of 55, making it a perfect fit for those looking for a tranquil living environment tailored to a more mature lifestyle. With its appealing features and prime location, this flat presents a wonderful opportunity for anyone looking to settle in a welcoming community. Don't miss your chance to make this delightful property your new home.

GROUND FLOOR



While every effort has been made to ensure the accuracy of the description contained here, measurements, dimensions, details and any other matter are approximate and no responsibility is taken for any inaccuracies or omissions. This plan is for illustrative purposes only and should be used as a guide to the general arrangement of the property. The actual layout and specifications may vary from those shown and described. Made with Mapbox (2023)



