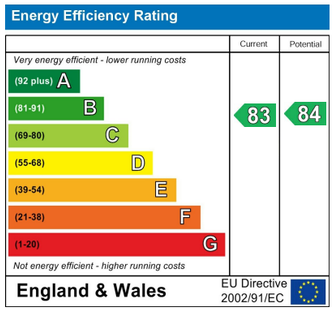
DIRECTIONS

SATNAV: PE30 2QS



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

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All measurements are approximate and are for general guidance only. The property is sold subject to its existing condition, fixtures, fittings, and furnishings. Prospective purchasers are advised to conduct their own surveys and checks to satisfy themselves as to the condition and suitability of the property.

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Prospective purchasers should rely on their own enquiries and searches rather than the details contained in this brochure. We endeavour to provide accurate information but do not warrant the accuracy or completeness of the information contained herein.

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The information contained in these particulars is based on details provided by the executors or other third-party sources. While we believe this information to be accurate, we cannot guarantee its accuracy or completeness.

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The Maltings Swiss Terrace King's Lynn PE30 2QS

TWO BEDROOM FIRST FLOOR FLAT

King's Lynn **£109,950 Leasehold**

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The Property Ombudsman





ENTRANCE HALL
L-Shaped, fitted carpet, electric radiator, access phone, airing cupboard.

LOUNGE 15'11" x 10' (4.85m x 3.05m)
Fitted carpet, windows to side, electric radiator, electric fire place.

KITCHEN 12'8" x 8'1" (3.86m x 2.46m)
Vinyl flooring, splash back wall tiling, range of wall-mounted, base and drawer units, space for oven and fridge/freezer, corner breakfast bar, space for washing machine, stainless steel sink, extractor fan.

BATHROOM 12'7" x 5'11" (3.84m x 1.80m)
Vinyl flooring, extractor fan, wall storage heater, hand wash basin, W.C, fitted bath with electric shower, fitted towel rail.

BEDROOM ONE 14'6" x 10'1" (4.42m x 3.07m)
Fitted carpet, triple windows to rear with garden views, built in wardrobe, electric radiator.

BEDROOM TWO 12' x 10'1" (3.66m x 3.07m)
Fitted carpet, electric fireplace, triple windows with dual aspect views, built in wardrobe

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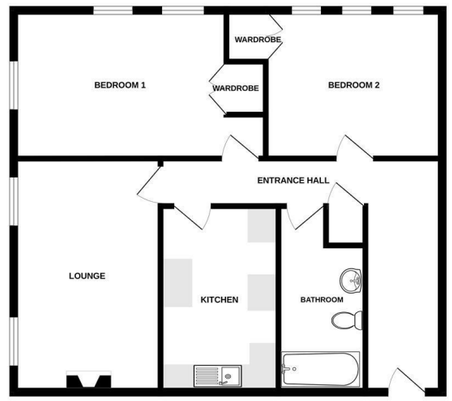
Situated in the charming area of Swiss Terrace, this delightful two-bedroom first-floor flat presents an excellent opportunity for first-time buyers seeking a comfortable and spacious home. The flat boasts generous living areas, providing ample room for relaxation and entertaining.

The well-designed layout ensures that both bedrooms are inviting and bright, making them perfect for rest or study. The communal laundry room adds convenience to daily living, while the outdoor space offers a lovely area to enjoy fresh air and sunshine, ideal for those who appreciate a touch of nature without the upkeep of a garden.

This property is not only practical but also situated in a desirable location, close to local amenities and transport links, making it an ideal choice for those looking to establish themselves in a vibrant community. With its spacious interiors and thoughtful features, this flat is a wonderful opportunity for anyone looking to make their first step onto the property ladder.

Please note: Pets are not permitted under the terms of the lease.



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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