



Lavender Court, Gaywood, King's Lynn, PE30 4HL

welcome to

Lavender Court, Gaywood, King's Lynn

Located close to local amenities is this good size two bedroom ground floor over 55s only apartment which is being offered with no onward chain.



Communal Entrance Hall

Entrance Hall

Double cloaks cupboard, further storage cupboard, electric heater

L-Shaped Lounge/Diner

17' 2" max x 16' 2" max (5.23m max x 4.93m max)
Double glazed window, electric heater

Kitchen

9' 2" x 7' 5" (2.79m x 2.26m)
Range of base and wall units, roll edge work top, inset stainless steel sink, space for cooker, washing machine and fridge freezer, double glazed window

Bedroom One

10' 8" x 10' 7" (3.25m x 3.23m)
Double glazed window, electric heater

Bedroom Two

10' 9" x 6' 7" (3.28m x 2.01m)
Double glazed window, electric heater

Bathroom

7' 5" x 6' 6" (2.26m x 1.98m)
Bath with mains shower over shower screen, low level WC, wash hand basin, heated towel rail, electric heater

Outside

Residents parking area, small communal garden area.



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Lavender Court, Gaywood, King's Lynn

- Popular Area of Gaywood
- Close to Local Amenities
- Overs 55's
- Ground Floor Apartment
- Two Bedrooms

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 2503.02

Ground Rent: 241.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119892 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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