



**Blackthorn Drive, West Lynn, King's Lynn, PE34 3LT**

**welcome to**

**Blackthorn Drive, West Lynn, King's Lynn**

Situated in the popular village of West Lynn, with a range of local amenities, this beautifully presented three-bedroom semi-detached home offers a 35% shared ownership. An ideal opportunity for first-time buyers, with the flexibility to increase your ownership share in the future.



## Entrance Door To:-

### Entrance Hall

Wood effect laminate floor, radiator, stairs to first floor

### Cloakroom

Low level WC, wash hand basin, radiator

### Lounge

16' 4" x 9' 4" max ( 4.98m x 2.84m max )

Double glazed window, double glazed patio doors to rear, wood effect laminate floor, radiator

### Kitchen/Dining Room

16' 9" x 9' 6" ( 5.11m x 2.90m )

Modern fitted kitchen, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven and grill, electric hob, extractor over, space for washing machine, fridge freezer and integrated dishwasher, double glazed window, radiator, vinyl floor

### First Floor Landing

Loft access, radiator, storage cupboard

### Bedroom One

16' 4" x 7' 11" ( 4.98m x 2.41m )

Double glazed window, radiator

### Bedroom Two

10' 10" x 9' 5" ( 3.30m x 2.87m )

Two double glazed windows, radiator, built in storage cupboard

### Bedroom Three

9' 9" x 6' 6" ( 2.97m x 1.98m )

Double glazed window, radiator

### Bathroom

Bath with shower mixer tap and shower screen, low level WC, wash hand basin, part tiled walls, double glazed window, radiator, vinyl floor

### Outside

To the front is off road parking for two cars. Side gate gives access to the rear garden which is laid mainly to lawn with a paved patio and is enclosed by timber fencing.

### Agents Note

Buildings Regulations Completed Aug 2024 - 8 Years Remaining.

This property is currently under shared ownership in conjunction with Platform Housing Group who have criteria for any purchase, the advertised price is for the sellers 35% share. £411.59 per month is paid to the Platform Housing Group as rent for the retained share. Service Charge is £56.04 including building insurance, street lighting and ground maintenance. Please contact with Platform Housing Group for guidance on purchase requirements.

In addition, Platform Housing Group have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 35% share and the remaining 65% share from Platform Housing Group to enable a Freehold purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.



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## Blackthorn Drive, West Lynn, King's Lynn

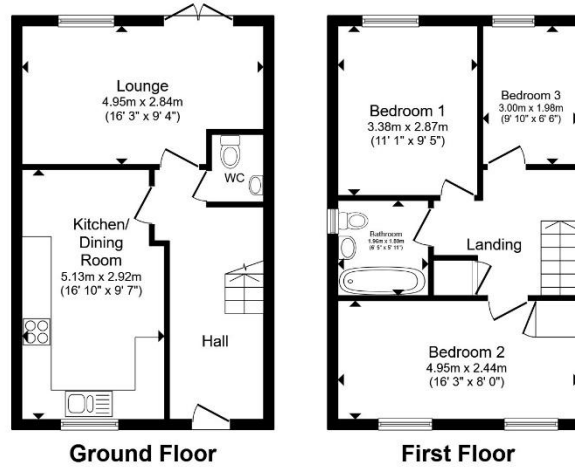
- Offered on a 35% Share with the Option to Ladder Up
- Semi Detached House
- Three Bedrooms
- Kitchen/Dining Room
- Cloakroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 56.04

Ground Rent: 411.59

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



# £96,250

Total floor area 82.6 m<sup>2</sup> (890 sq.ft.) approx  
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). Powered by [www.propertybox.io](http://www.propertybox.io)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN119946 - 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.



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