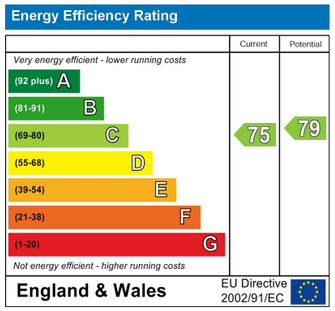
DIRECTIONS

SAT NAV: PE30 4UR



NOTES FOR PURCHASERS:

MEASMEASUREMENTS: All measurements quoted are approximate.

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

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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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KING'S LYNN
King's Lynn offers an excellent range of amenities, making it one of West Norfolk's most popular market towns. Residents benefit from a wide selection of supermarkets, independent shops, cafés, restaurants, and leisure facilities, alongside the Vancouver Quarter and Hardwick Retail Park for everyday shopping. The town is well served by highly regarded schools, the Queen Elizabeth Hospital, and a variety of sports clubs and recreational spaces, including The Walks park. For commuters, King's Lynn railway station provides direct services to Cambridge and London King's Cross, while excellent road links via the A47 and A10 offer convenient access across the region. Combining rich history, a vibrant town centre, and modern conveniences, King's Lynn provides an ideal balance of lifestyle and connectivity for families, professionals, and retirees alike.

ENTRANCE HALL
Intercom, airing cupboard housing hot water cylinder.

LOUNGE 14'5 x 11'8 (4.39m x 3.56m)
Fitted carpet window to side and rear aspect, two night storage heaters, arched opening to kitchen.

KITCHEN 11'1 x 5'11 (3.38m x 1.80m)
Fitted kitchen comprising of units at base and wall level, work top surface over, oven, hob, extractor, space and plumbing for washing machine, single drainer sink with mixer tap over.

BEDROOM 12'0 x 9'8 (3.66m x 2.95m)
Fitted carpet, window to rear aspect, access to roof space, night storage heater.

BATHROOM 6'07 x 5'07 (2.01m x 1.70m)
Three piece suite comprising of panel bath with mixer taps and shower hose attachment, low flush WC, pedestal hand wash basin, tiled splashbacks, dimplex wall mounted heater and extractor fan.

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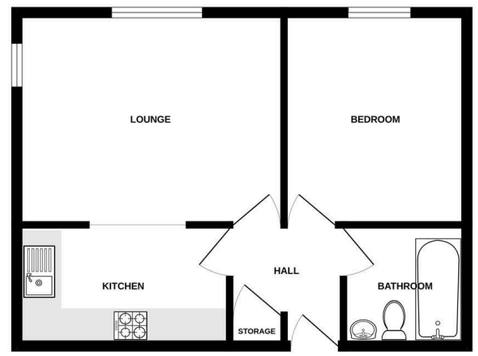
INVESTMENT OPPORTUNITY A well-positioned one-bedroom, third-floor apartment on Winston Churchill Drive, King's Lynn, offered for sale with a long-term tenant in situ, making this an appealing opportunity for landlords and investors seeking an established rental investment.

The property comprises a well-proportioned bedroom, reception room, fitted kitchen and bathroom, together with an allocated parking space. The apartment has recently benefited from new carpets, providing a fresh and well-presented environment for the existing tenant.

The property's location is a particular attraction for investors, being situated close to Queen Elizabeth Hospital, an important local employment hub and a strong source of rental demand. The convenient location also provides access to King's Lynn town centre and surrounding amenities.

Sold with the tenant in situ, this property offers the potential for an investor to acquire an established rental property without the need to find a new tenant or undertake an immediate letting process. The existing tenancy provides continuity for the purchaser and makes this an ideal addition to an existing buy-to-let portfolio or as a first investment property.

GROUND FLOOR



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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YORK
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