



**Savage Close, King's Lynn, PE30 4BG**

**welcome to**

## **Savage Close, King's Lynn**

Take your first step onto the property ladder with this modern and well-presented apartment, available on a 30% shared ownership basis. Offering bright, low-maintenance living and allocated parking, it's an affordable opportunity to enjoy contemporary living in a convenient King's Lynn location.



## Accommodation:

### Entrance Hall

Airing cupboard. Radiator.

### Kitchen/Living/Dining Space

### Living/Dining Area

Two double-glazed windows. Two radiators.

### Kitchen Area

This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, an electric oven & a gas hob with integrated cooker hood over. There is also an integrated fridge/freezer, as well as space & plumbing for a washing machine. Double-glazed window.

### Bedroom

Double-glazed window. Built-in wardrobe. Radiator.

### Bathroom

Fitted with WC, pedestal wash hand basin & bath with shower attachment. Radiator. Double-glazed window.

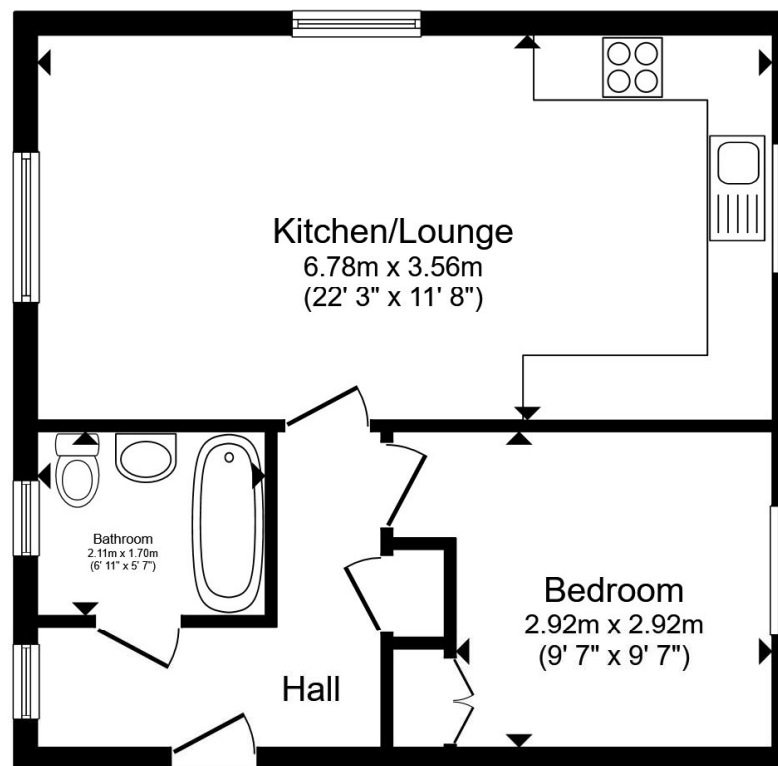
### Outside

Outside, the property benefits from one allocated parking space.

### Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This property is currently under shared ownership in conjunction with Freebridge Community Housing who have criteria for any purchase. The advertised price is for the sellers 30% share. £310.05 per month is paid to the Housing Association as rent for the retained share, which includes buildings insurance & service charge. Please contact Freebridge Community Housing for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.



Total floor area 44.6 m<sup>2</sup> (480 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)



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## **Savage Close, King's Lynn**

- **\*\*30% SHARED OWNERSHIP\*\***
- Modern first-floor apartment
- Open plan living/dining/kitchen space
- Generous bedroom
- Allocated parking space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £28,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KLN120239 - 0003

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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