





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

***welcome to***

## Lavender Court, Gaywood, King's Lynn

Chain free! Enjoying a convenient position within Lavender Court, this spacious ground-floor apartment offers comfortable, easy-to-manage living for the over-55s. With communal gardens, resident parking and local amenities close by, it's perfectly suited to a relaxed and independent lifestyle.













## Accommodation:

### Entrance Hall
Two storage cupboards.

### Lounge/Diner
Double-glazed window. Electric radiator.

### Kitchen
This fitted kitchen includes both wall & base units with work surfaces over, a stainless steel sink & drainer unit, and space for a freestanding cooker. There is also space & plumbing for a washing machine. Double-glazed window.

### Bedroom One
Double-glazed window. Electric radiator.

### Bedroom Two
Double-glazed window. Electric radiator.

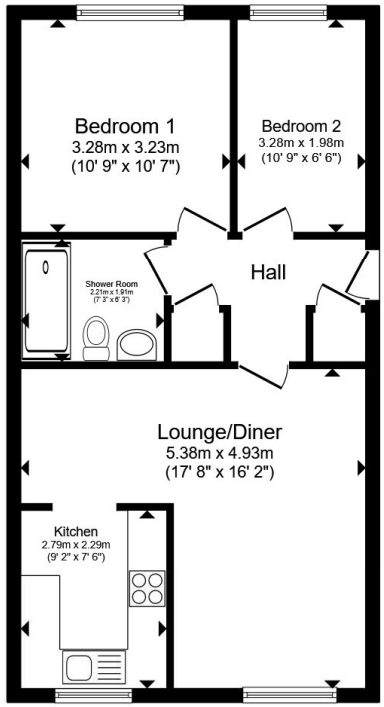
### Bathroom
Fitted with WC, wash hand basin & walk-in shower cubicle. Extractor fan.

### Outside
Outside, the property benefits from a residents car park alongside a communal garden area.

### Agent's Note
Heating to the property is served by electric radiators. Please contact the branch for more information if required.

The term of the lease is 99 years from 25/3/1990, which means there are currently 68 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.

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.




Total floor area 54.7 m² (589 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

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# Lavender Court, Gaywood, King's Lynn

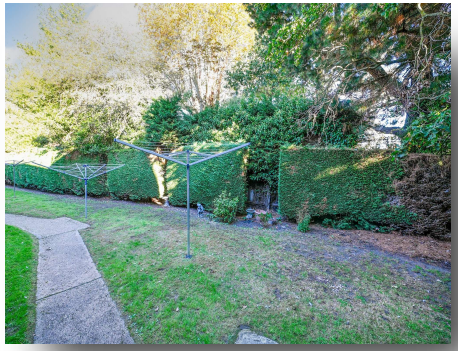
- Ground floor apartment
- Two bedrooms
- Over 55s
- Residents car park
- Communal garden area

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: A  Service Charge: 2584.64
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.

## £97,000










Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
KLN120297 - 0002

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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