

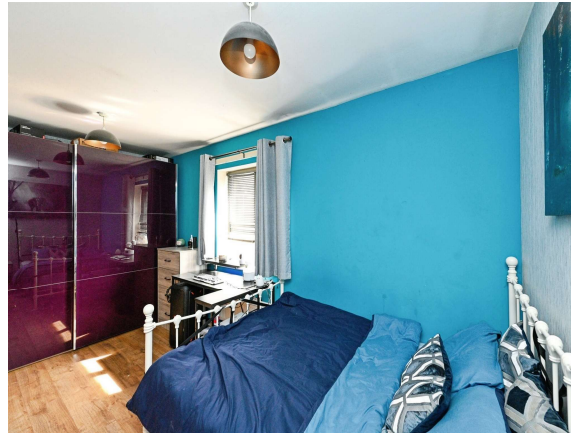


The Portway, King's Lynn, PE30 5GB

welcome to

The Portway, King's Lynn

Take your first step onto the property ladder with this well-presented SHARED OWNERSHIP home. Offering a 75% share with the option to staircase to 100%, it's perfectly placed for easy access to King's Lynn, local amenities and excellent transport links.



Entrance Door To:-

Entrance Hall

Radiator, understairs cupboard, stairs to first floor

Kitchen

9' x 9' (2.74m x 2.74m)

Range of base ad wall units, roll edge work top, inset stainless steel sink with mixer tap over, built-in oven, gas hob, space for fridge freezer, washing machine and dryer, wood effect laminate floor, double glazed window

Lounge/Diner

15' 11" x 11' 6" (4.85m x 3.51m)

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

Cloakroom

Low level WC, wash hand basin, radiator

First Floor Landing

Loft access

Bedroom One

16' max x 9' 1" max (4.88m max x 2.77m max)

Wood effect laminate floor, radiator, two double glazed windows

Bedroom Two

11' 3" x 8' 9" (3.43m x 2.67m)

Double glazed window, radiator

Bathroom

7' 6" max x 6' 7" max (2.29m max x 2.01m max)

Storage cupboard, bath with shower mixer tap, low level WC, wash hand basin, heated towel rail

Outside

To the front is residents parking area and storage cupboard. To the rear is a courtyard garden which has direct access onto a private communal garden and a further storage cupboard.

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 75% share.

£31.03 per week is paid to the Housing Association as rent for the retained share. Management Charge is £10.17 per week & Buildings Insurance is £4.38 per week. Please contact Freebridge Community Housing for guidance on purchase requirements.

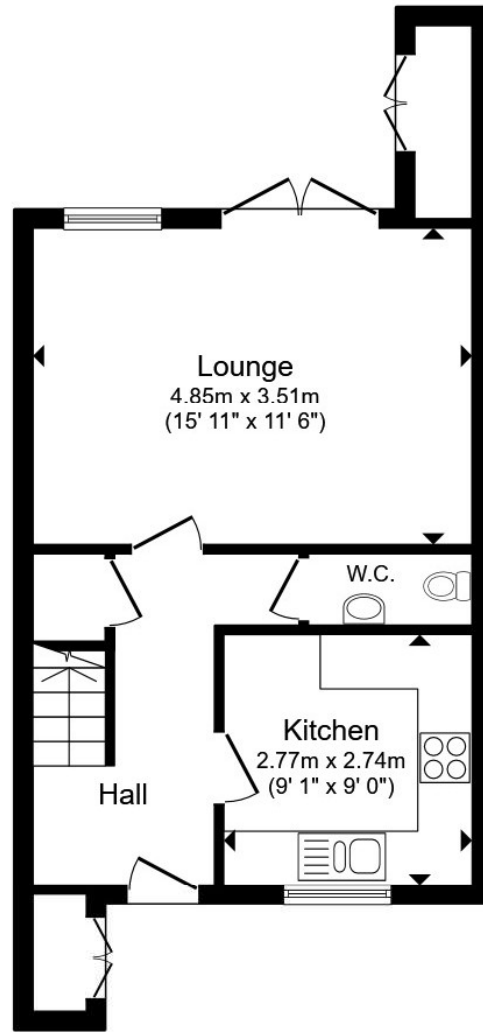
In addition, Freebridge Community Housing have advised that they would be prepared to staircase a transaction to 100% Freehold ownership. This would mean that any potential purchaser would buy the vendor's 75% share and the remaining 25% share from Freebridge Community Housing providing a Freehold purchase on completion.

Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability.

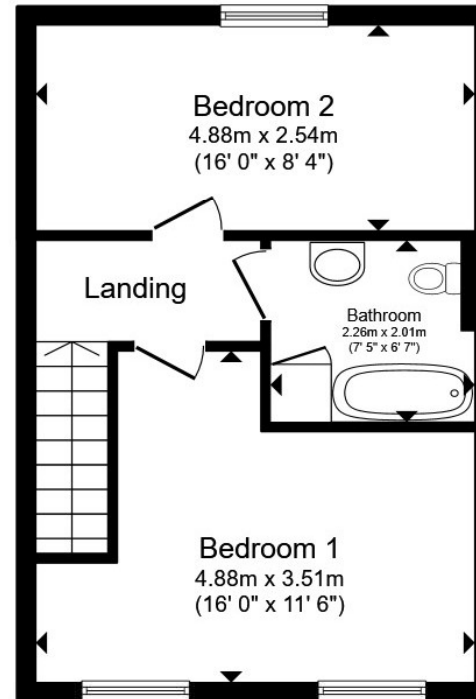


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Ground Floor



First Floor

Total floor area 72.7 m² (783 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

welcome to

The Portway, King's Lynn

- Ideal First Time Buy or Investment Opportunity
- 75% Shared Ownership
- Two Bedroom Mid Terraced House
- Cloakroom
- Courtyard Garden

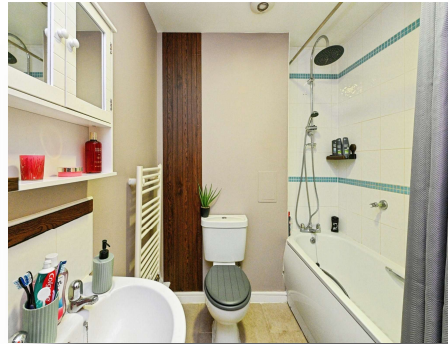
Tenure: Leasehold EPC Rating: C

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.

£127,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN120082 - 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.

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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