Apartment, Nar Valley Park, 12 Stickleback Lane, PE30 5FB. Plot 67
welcome to
Apartment, Nar Valley Park
OPEN HOUSES/FLATS SATURDAY 27TH AUGUST 9.30AM - 12PM. Please meet at 25 Minnow Avenue, PE30 5DH (Plot 85). An individually designed generous apartment totally 78.5msq. This first/top floor flat is accessed via a private entrance. Help to Buy!

Accommodation Comprises:
Entrance hall with stairs to first floor.

Hall
With airing cupboard.

Open Plan Kitchen /diner
Two double glazed windows to the rear and a door leads out onto the balcony.
Kitchen area: Range of fitted white units at base and wall level, work top surface, fitted oven hob and extractor, single bowl single drainer sink with mixer tap over, radiator. Gas combination boiler.

Bedroom 1
With window to front.

Bedroom 2
Window to front.

Bathroom
White suite comprising of panelled bath with mixer shower over, low flush wc, hand washbasin. Extractor. Chrome towel radiator. Window to rear.

Agents Notes
The measurements and description are approximate and subject to change. Please refer to the site plan for individual plot information or into our offices at William H Brown for more details. Choices of interior specification will also be made available at William H Brown, 40-42 Kings Street, King’s Lynn, Norfolk, PE30 1ES. Please telephone in advance to make an appointment on 01553 771337.

The photographs used are taken from the park at the far end of the site and other plots around the site.

Flooring included - upgrades available.
Sustainable Homes Code: Code 4

Help To Buy
The Government has created the Help to Buy scheme to help hard-working people like you take steps to buy your own home. Whether you want to get onto the housing ladder or move up it, Help to Buy makes it possible to buy a new-build or existing with as little as a 5% deposit.

How does it work?
With a Help to Buy: equity loan the Government lends you up to 20% of the cost of your new-build home, so you’ll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won’t be charged loan fees on the 20% loan for the first five years of owning your home.

How do I apply for a Help to Buy Loan?
Through a Help to Buy Agent. The selling agents William H Brown, 40-42 Kings Street, King’s Lynn, Norfolk, PE30 1ES, Tel: 01553 771337 currently have staff on hand to go through the process Monday through to Saturday, an appointment is essential.
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Apartment, Nar Valley Park

- First floor 2 double bedroom apartment
- Open plan living/kitchen room
- Parking, gas central heating, UPVC double glazing
- 1 year Sky package. Solar panels
- Choice of flooring. White & black kitchen.

Tenure: Leasehold EPC Rating: TBC

£125,000

directions to this property:

Head out of King’s Lynn on the London Road and at the Southgates Roundabout take the last exit onto Wisbech Road and proceed on to Saddlebow Road, finding the new turning on the left handside signposted Sandpiper Way into the new development. Continue along onto Heron Lane and bear right, then immediately left onto Minnow Avenue and the flats can be found at the end of the road/corner on the right handside.

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see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

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.

Property Ref: KLN110415 - 0003