

# LANDLES



## 5 Jubilee Court | King's Lynn | Norfolk



### **HISTORIC QUARTER OF KING'S LYNN - CLOSE TO QUAY**

**The 2 bedroom second floor flat with Allocated Parking Space within a small development fronting Queen Street. Most conveniently positioned within walking distance of all town amenities.**

***LONG LEASEHOLD, PARKING & NO ONWARD CHAIN***

**Purchase Price £120,000**

Folio: J/71ts



- Independent Entrance
- Living Room
- Kitchen
- 2 Bedrooms
- Bathroom



- Electric Ceiling Heating
- Allocated Parking Space
- Small Development in Historic Centre (Conservation Area)
- Long Leasehold
- No Onward Chain

**Jubilee Court** is a small development consisting of 10 apartments set in the Historic heart of King's Lynn fronting onto Queen Street. Highly convenient for access to all town amenities, the property is within short walking distance of the high street, South Quay, bus station, train station and The Walks. **5 Jubilee Court** is a second floor 2 bedroom flat with independent entrance door and stairway which enjoys rooftop views across to Clifton Tower and the Town Hall. Considered ideal for first time buyers, the property comes with the valuable benefit of an allocated parking space, most beneficial in this location. The accommodation comprises;

#### Entrance

With UPVC & glazed entrance door and stairs up to the flat.

#### Hall

With storage cupboard, sash window and room thermostat.

#### Living Room

16' 9" x 9' 8" (5.11m x 2.95m)(max)

With 2 windows giving a rooftop view towards Clifton Tower, cupboard housing hot water cylinder with immersion, television aerial point and room thermostat.

#### Kitchen

9' 8" x 5' 5" (2.95m x 1.65m)

With fitted shaker style base units, fitted worktops, stainless steel sink with drainer & monobloc tap, point & space for an electric cooker, plumbing & space for a washing machine, tiled surrounds, vinyl floor, extractor and room thermostat.

#### Bedroom 1

13' x 9' 9" (3.96m x 2.97m) (average width)

With sash window and room thermostat.

#### Bedroom 2

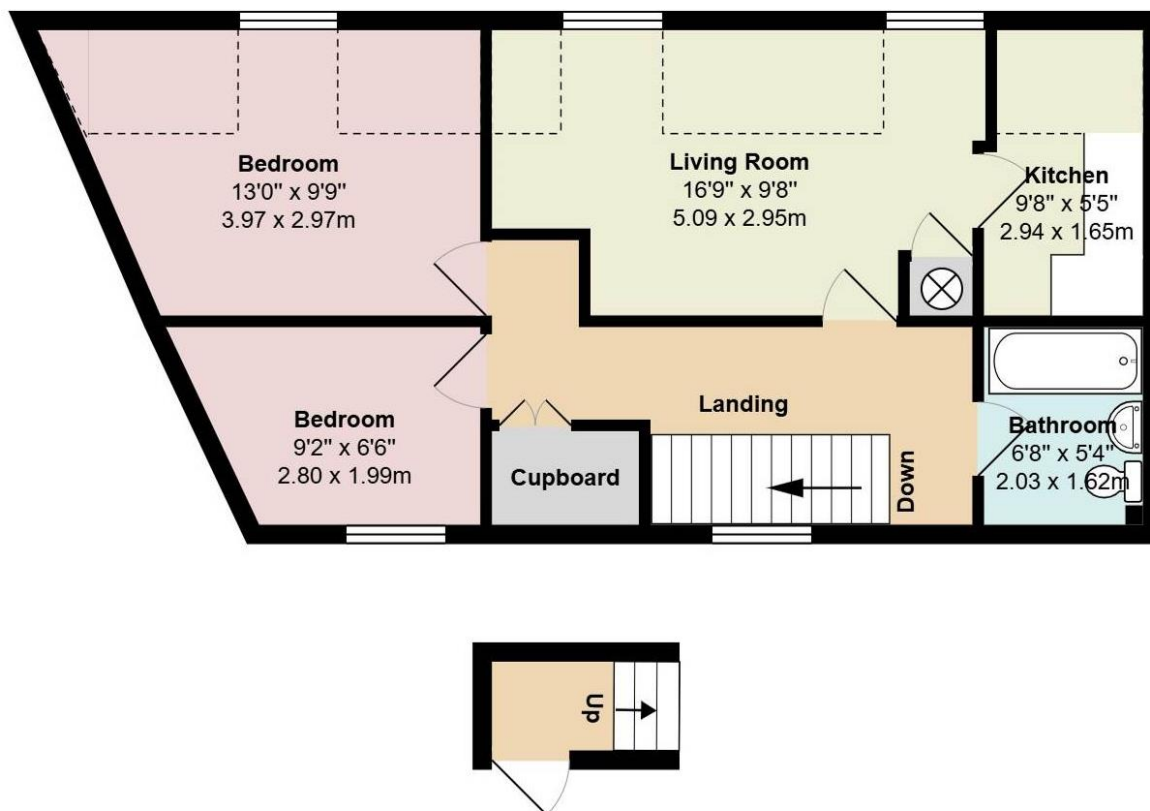
9' 2" x 6' 6" (2.79m x 1.98m) (average width)

With sash window and room thermostat.

#### Bathroom

6' 8" x 5' 4" (2.03m x 1.63m)

With low level WC, pedestal hand basin, panelled bath with tiled surround, vinyl floor, extractor and wall mounted electric heater.



## Jubilee Court, Queen Street, King's Lynn, Norfolk PE30 1JG

Total Area Approx: 566 ft² ... 52.6 m²

Illustration for identification purposes only. All measurements are approximate and not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	78 C
39-54	E		
21-38	F		
1-20	G		

**Energy Performance Certificate (EPC)** The EPC for this property is provided by an Energy Assessor independent of LANDLES. Applicants should view the complete EPC report online at <https://www.epcregister.com/reportSearchAddressByPostcode.html> and searching by postcode.

**Services** Mains water, electricity & drainage are understood to be available. These services and related appliances have not been tested.

**Council Tax** Enquiries indicate the property is assessed at Council Tax Band "A" with a current annual charge of £1,529.56, 2025/2026.

**Tenure** Leasehold. 999 year lease from 17<sup>th</sup> July 1978. Service Charge understood to be £600pa. Ground Rent understood to be a Peppercorn. Vacant possession upon completion.

**Viewing** Further details and arrangements for viewing may be obtained from the appointed selling agents, **LANDLES**

**Negotiations** All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

**Anti-Money Laundering Directive:** Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

**OFFER REFERENCING:** Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

**Privacy Statement:** The LANDLES Privacy Statement is available to view online or upon request.

**SUBJECT TO CONTRACT:** ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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