



1  1  1 

Anthony Nolan Road, Kings Lynn

BELVOIR!

Offers in excess of £102,750



Key Features

- > MODERN APARTMENT
- > GROUND FLOOR
- > ONE BEDROOM
- > FITTED KITCHEN AREA
- > GAS CENTRAL HEATING
- > ALLOCATED PARKING
- > Tenure: Leasehold
- > EPC rating C

Belvoir incorporating Munton and Russell are pleased to offer this well presented one-bedroom ground floor apartment. Situated within walking distance of the Queen Elizabeth Hospital and is ideal for the buy to let market. The property in brief comprises of entrance hall, lounge area, kitchen area, bedroom and bathroom. Externally the property has allocated parking. The property is currently tenanted and achieves £620 pcm.

ENTRANCE HALL

Sealed unit double glazed door, radiator.



LOUNGE AREA

3.2m x 4.6m (10.5ft x 15ft)

UPVC double glazed window to the front and side elevation, two radiators, arch to:

KITCHEN AREA

3.2m x 1.8m (10.5ft x 6ft)

UPVC double glazed window to the rear elevation, fitted base and wall units, stainless steel sink unit with mixer taps over, built in oven hob and hood, plumbing for washing machine and dishwasher, wall mounted boiler providing domestic hot water and radiator heating.

BEDROOM

3m x 3m (9.7ft x 9.9ft)

UPVC double glazed window to the rear elevation, radiator.

BATHROOM

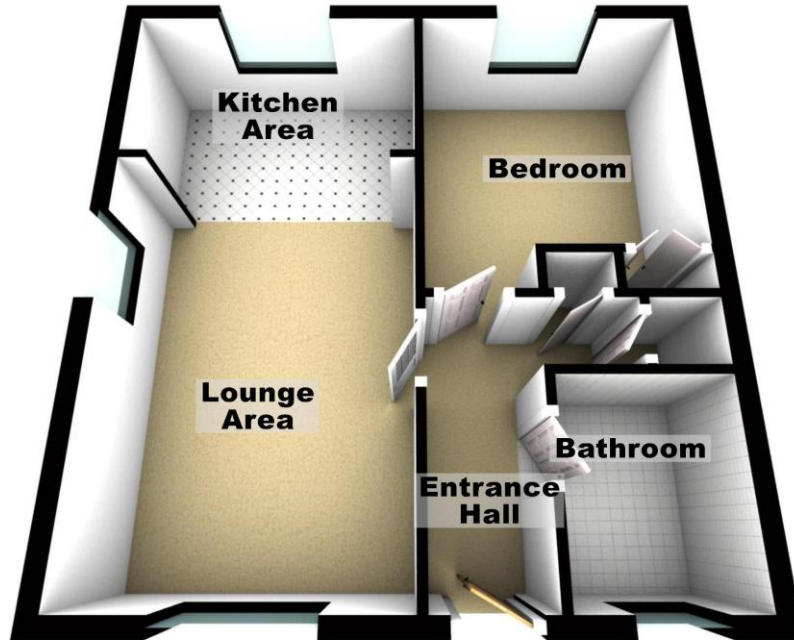
UPVC double glazed window to the front elevation, three-piece suite comprising of WC, wash hand basin, panelled bath with shower over, radiator, extractor.


EXTERNALLY

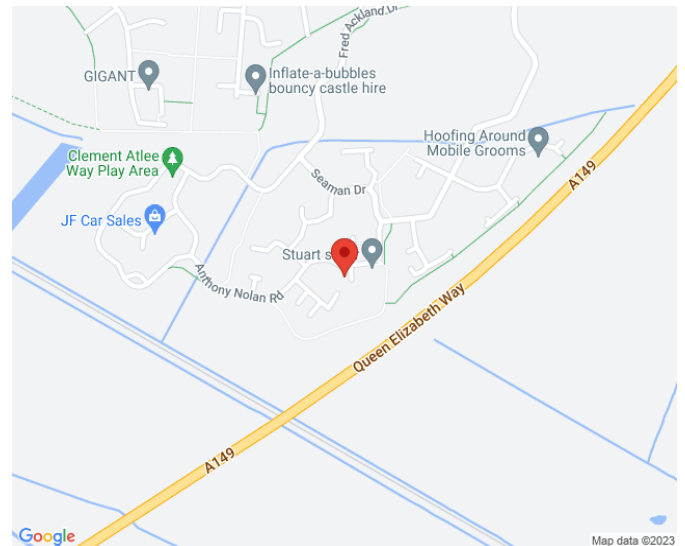
Allocated off road parking.

AGENTS NOTE: Lease 125 years from 2008, Ground rent £200.00 PA. Insurance £404.68 PA. Service Charge £343.13 6 Monthly.

Ground Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC 	



Contact us today to arrange a viewing...

BELVOIR!

www.belvoir.co.uk/spalding-estate-agents/

01775 722475