



23 Churchill Court, Telford Close, Kings Lynn PE30 4TZ

£110,000

**BELVOIR!**



Belvoir incorporating Munton and Russell are pleased to offer for sale this two-bedroom top floor apartment situated in this popular residential area of Kings Lynn within easy reach of the Queen Elizabeth Hospital. The property would suit both the first time and investment buyer. The accommodation in brief comprises of, entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. Externally allocated parking space. The property is currently tenanted and achieves a rental income of £725.00 pcm

### ENTRANCE

Secure access with security intercom, access to communal areas and stairs to top floor.

### ENTRANCE HALL

Wooden door to apartment. Storage heater, airing cupboard housing hot water tank.

### LOUNGE

14'2" x 12'3" (4.31m x 3.73m)

UPVC double glazed window to the rear and side elevations, storage heater.

### KITCHEN

8'2" x 7'9" (2.48m x 2.36m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, built in oven hob and hood, stainless steel sink unit, plumbing for washing machine.

### BEDROOM 1

11'7" x 9'7" (3.53m x 2.92m)

UPVC double glazed window to the side elevation, storage heater.







## BEDROOM 2

11'11" x 9'7" (3.37m x 2.95m)

UPVC double glazed window to the side elevation, fitted wardrobes, storage heater.

## BATHROOM

Three piece suite comprising of WC, wash hand basin, panelled bath with electric shower over, extractor.

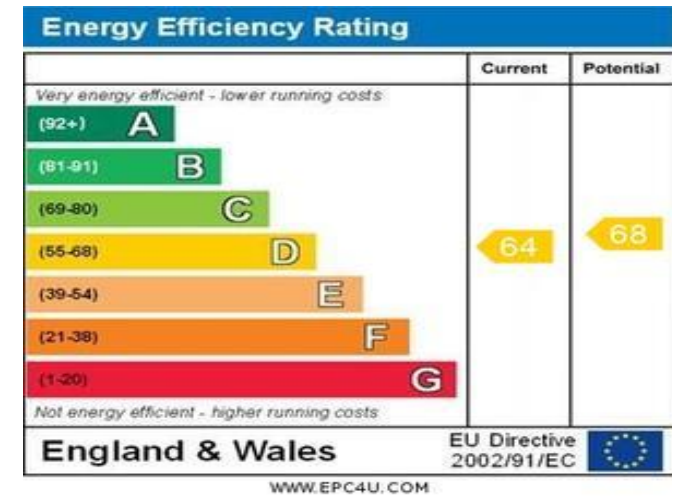
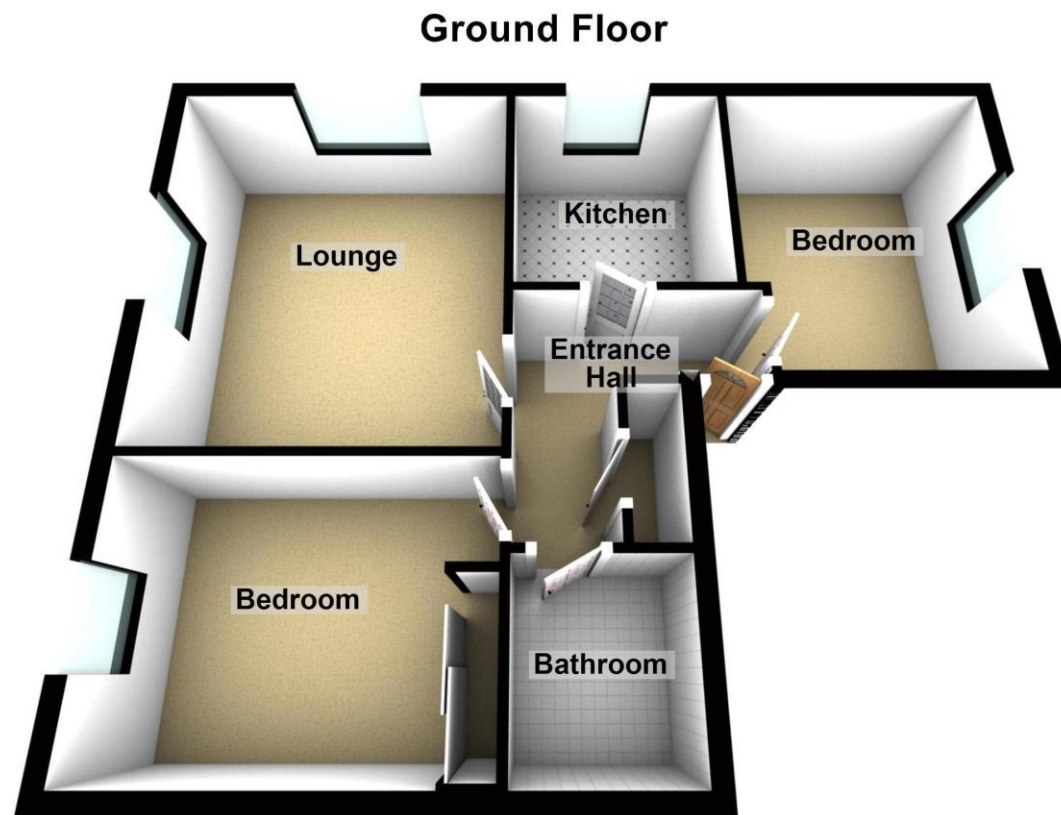
## EXTERNALLY

Allocated parking space.

## AGENTS NOTE

The property has a current service charge including ground rent of £1,320.00 pa and a lease running until December 2091. Photographs taken prior tenancy.





Contact us today to arrange a viewing...

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# BELVOIR!

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