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2 Bransby Close, Kings Lynn PE30 5RY

£99,950

**BELVOIR!**



**Belvoir Kings Lynn offer for sale this well positioned one bedroom 1st floor apartment. Situated within easy reach of local amenities. The property offers entrance hall, lounge, kitchen, bedroom and shower room. Allocated off road parking.**

### **GROUND FLOOR ENTRANCE**

Communal door to the entrance, stairs to first floor.

### **ENTRANCE**

Wooden door, storage cupboard, 2nd storage cupboard with water heater, access to loft space.

### **LOUNGE**

**12'6" x 11'10" (3.8m x 3.6m)**

Two UPVC double glazed windows to the front elevation., storage heater.

### **KITCHEN**

**13'1" x 5'8" (4m x 1.7m)**

UPVC double glazed window to the rear, base and wall units, sink unit, plumbing for washing machine, built in oven and hob with hood over, wall mounted heater.

### **BEDROOM 1**

**10'1" x 8'8" (3.1m x 2.6m)**

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

### **SHOWER ROOM**

UPVC double glazed window to the side elevation, three piece suite with WC, wash hand basin, shower cubicle, wall mounted heater.

### **EXTERNALLY**

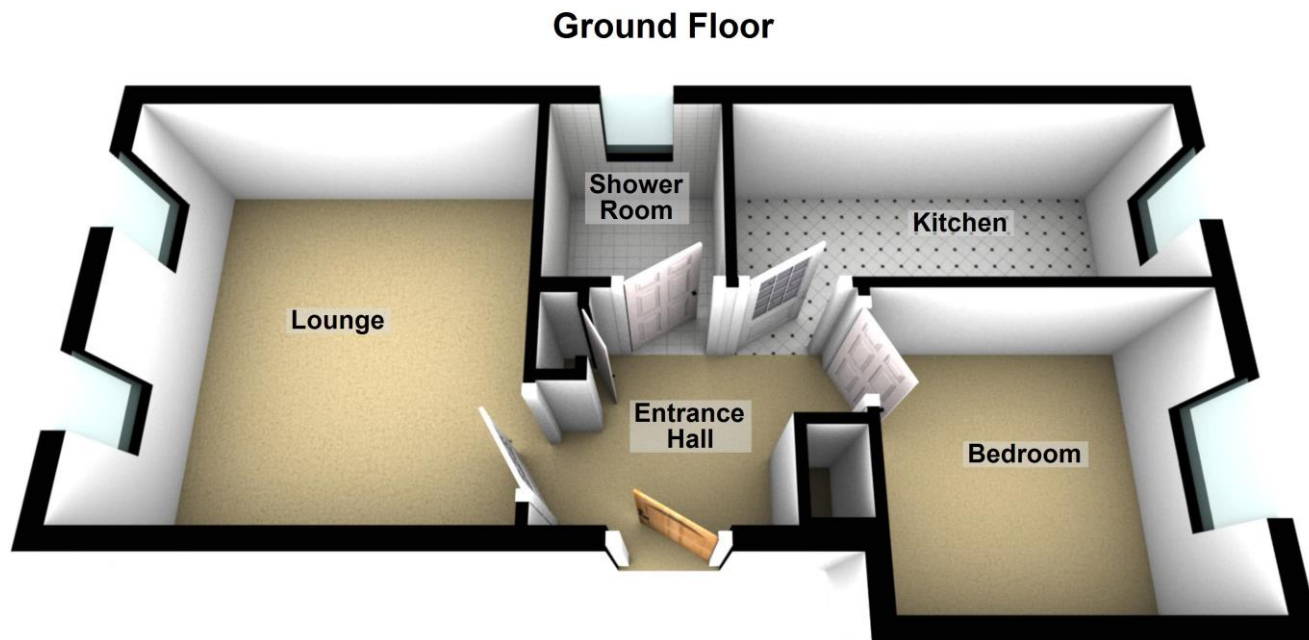
Allocated parking space.

### **AGENTS NOTE**

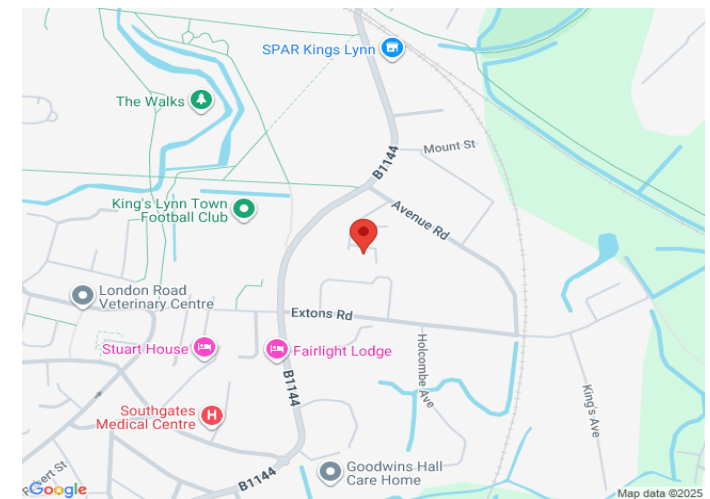
The property is leasehold with a 999 year lease from January 1980 with a service charge for 2025 of £610.00 and peppercorn ground rent.







| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92+) <b>A</b>                              |           | <b>80</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>62</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |



Contact us today to arrange a viewing...

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# BELVOIR!

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