







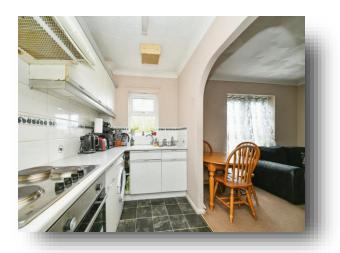


welcome to

Macmillan Court Telford Close, King's Lynn

Ideal first time buy or investment opportunity with this two bedroom first floor apartment which is being offered with no onward chain.













Communal Entrance Door

Stairs to first floor

Entrance Door To:- Entrance Hall

Secure telephone entry system, storage cupboard

Lounge

14' 1" x 12' 3" max. (4.29m x 3.73m max.) Double glazed window, archway to:-

Kitchen

3' 9" x 6' 2" (1.14m x 1.88m)

Base and wall units, roll edge work top, inset sink with mixer tap over, built-in oven, electric hob, space for washing machine and fridge, double glazed window, vinyl floor

Bathroom

6' 4" max. x 6' 8" (1.93m max. x 2.03m) Bath with shower mixer tap, low level WC, wash hand basin

Bedroom One

9' 8" x 12' 2" (2.95m x 3.71m) Double glazed window

Bedroom Two

8' 2" x 10' 7" (2.49m x 3.23m) Double Glazed window

Outside

Allocated parking space





welcome to

Macmillan Court Telford Close, King's Lynn

- Located close to The Queen Elizabeth Hospital
- Ideal First Time Buy or Investment Opportunity
- First Floor Apartment
- Two Bedrooms
- Open Plan Lounge/Kitchen Area

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 08 Jul 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£110,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN115589



Property Ref: KLN115589 - 0009 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.





01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.