



Orchard Court, Gaywood, King's Lynn, PE30 4BL

welcome to

Orchard Court, Gaywood, King's Lynn

* Leasehold created on completion* Ideal first time buy or investment opportunity with this two bedroom ground floor apartment located in Gaywood and is being offered with no onward chain.



Entrance Door To Communal Area

Entrance Hall

Radiator, large storage cupboard, airing cupboard with radiator

Lounge

15' 4" x 11' 2" (4.67m x 3.40m)
Double glazed window, radiator

Kitchen

9' x 8' 11" (2.74m x 2.72m)
Range of base and wall units, roll edge work top, inset stainless steel sink, space for cooker, washing machine and fridge freezer, wall mounted gas boiler, double glazed window, radiator

Bedroom One

14' 8" x 8' 5" (4.47m x 2.57m)
Double glazed window, radiator

Bedroom Two

12' 6" x 6' (3.81m x 1.83m)
Double glazed window, radiator

Bathroom

7' 5" x 5' 5" (2.26m x 1.65m)
Bath with mains shower over, low level WC, wash hand basin, part tiled walls

Agents Notes

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a Draft Lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/KLN119317



welcome to

Orchard Court, Gaywood, King's Lynn

- * Leasehold Created on Completion*
- Ideal First Time Buy or Investment Opportunity
- Ground Floor Apartment
- Two Bedrooms
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£105,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KLN119317



Property Ref:
KLN119317 - 0004

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.

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.



william h brown



01553 771337



KingsLynn@williamhbrown.co.uk



40-42 King Street, KING'S LYNN, Norfolk, PE30 1ES



williamhbrown.co.uk