



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

welcome to

Orchard Court, Gaywood, King's Lynn

Located close to the amenities of Gaywood is this two bedroom first floor apartment in need of some updating. The property benefits from being offered with no onward chain.

Communal Entrance Door

Stairs to first floor

Entrance Door To:-

Entrance Hall

Cloaks cupboard, storage cupboard, radiator, loft access

Lounge

15' 3" x 11' 3" (4.65m x 3.43m)

Double glazed window, radiator, door to:-

Kitchen

8' 11" x 8' 8" (2.72m x 2.64m)

Range of base and wall units, roll edge work top, inset sink, space for appliances, 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' 1" (3.81m x 1.85m)

Double glazed window, radiator

Bathroom

7' 11" max x 5' 5" (2.41m max x 1.65m)

Bath with mains shower over, low level WC, wash hand basin, radiator

Outside

Communal gardens

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.



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Orchard Court, Gaywood, King's Lynn

- First Floor Apartment
- Two Bedrooms
- Communal Garden
- In Need of Some Updating
- No Onward Chain

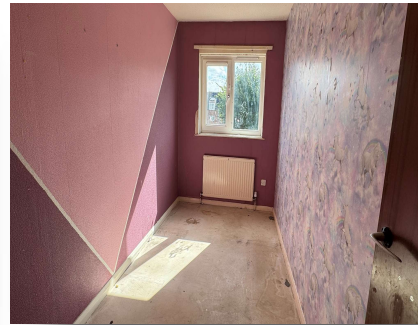
Tenure: Leasehold EPC Rating: C

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.

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
KLN119408 - 0003

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