



**Flat 31 Bransby Close
Kings Lynn, PE30 5RY**

BKnowles 
CITY & COUNTRY PROPERTIES

A ground floor flat located on Bransby Close benefitting from double glazed windows throughout and within walking distance of a local park (The Walks) and the historic town of King's Lynn.

Available to the market with no onward chain

Accommodation:

Communal entrance hall | kitchen | living room | bedroom | bathroom
| allocated parking



Description

A ground floor flat located on Bransby Close benefitting from double glazed windows throughout and within walking distance of a local park (The Walks) and the historic town of King's Lynn.

The property is available with no onward chain

King's Lynn offers a combination of medieval heritage and modern convenience, with a wide range of facilities, restaurants, leisure centres. The nearby railway station offers services to Ely, Cambridge, and London Kings Cross

The unspoilt North Norfolk coast is within easy reach as is the Royal Sandringham Estate and numerous other attractions.

Accommodation

Communal Entrance Hall

Living room

3.81m x 3.14m (12'6" x 10'4")

Kitchen

2.73m x 2.25m (9'0" x 7'4")

Bedroom

3.69m x 2.56m max (12'1" x 8'5" max)

All measurements are approximate

GUIDE PRICE

£92,000

LOCAL AUTHORITY

West Norfolk and Kings Lynn Borough Council - <https://www.west-norfolk.gov.uk/>
01553 616200
Council Tax Band - A

VIEWING

Strictly by appointment with Bridgit Knowles Ltd
Tel: 075000 61734
Email: enquiries@bridgit-knowles-ltd.co.uk

OUTSIDE

Communal garden with allocated parking space and secure bike store.

GENERAL INFORMATION

SERVICES

The property is connected to mains electricity, water and drainage.

TENURE

The property is being offered for sale Leasehold with a 999 year lease from January 1990 with a service charge of £900.48 and peppercorn ground rent.
The Energy Performance Certificate Band D

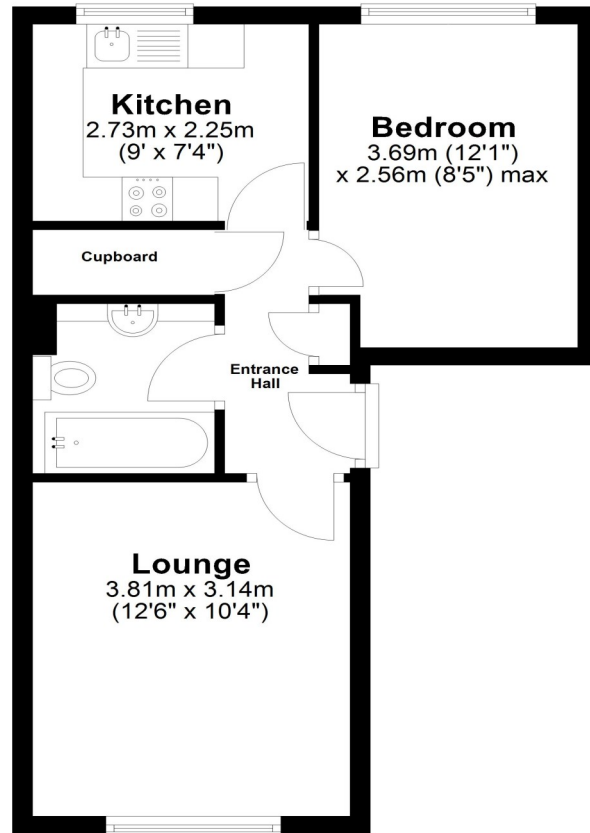
Mobile Coverage, Broadband Speed and Flood Risk have been added in the photos. Information was taken from Ofcom and www.gov.uk/check-long-term-flood-risk on 8.8.2026 whilst it was accurate at the time of listing we suggest you carry out your own independent checks

Mobile Coverage and Broadband Speed have been added in the photos. Information was taken from Ofcom on 8.8.2026, whilst it was accurate at the time of listing we suggest you carry out your own independent checks



Bransby Close

Approx. 36.7 sq. metres (395.3 sq. feet)



Total area: approx. 36.7 sq. metres (395.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Important Notice Bridgit Knowles Ltd, their clients or any joint agents give notice that:

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. They do not have authorisation to make or provide any representation or warranty in relation to this property. They assume no responsibility for any statement that may be made in these particulars. All areas, measurements and distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bridgit Knowles Ltd have not tested any services, equipment or facilities nor carried out a survey. Purchasers must satisfy themselves by inspection or otherwise.

BRIDGIT KNOWLES LTD
enquiries@bridgit-knowles-ltd.co.uk

075000 61734
www.bridgit-knowles-ltd.co.uk

