



**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 which is being offered with no onward chain and benefits from being close to local amenities.



## Communal Entrance Door To:-

### Entrance Door

With secure entry phone system

### Lounge

15' 3" x 11' 1" ( 4.65m x 3.38m )

Double glazed window, radiator

### Kitchen

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

Range of base and wall units, roll edge work top, inset stainless steel sink, space for washing machine, cooker and fridge freezer, double glazed window, wall mounted gas boiler

### Bedroom One

14' 6" x 8' 5" ( 4.42m x 2.57m )

Double glazed window, radiator

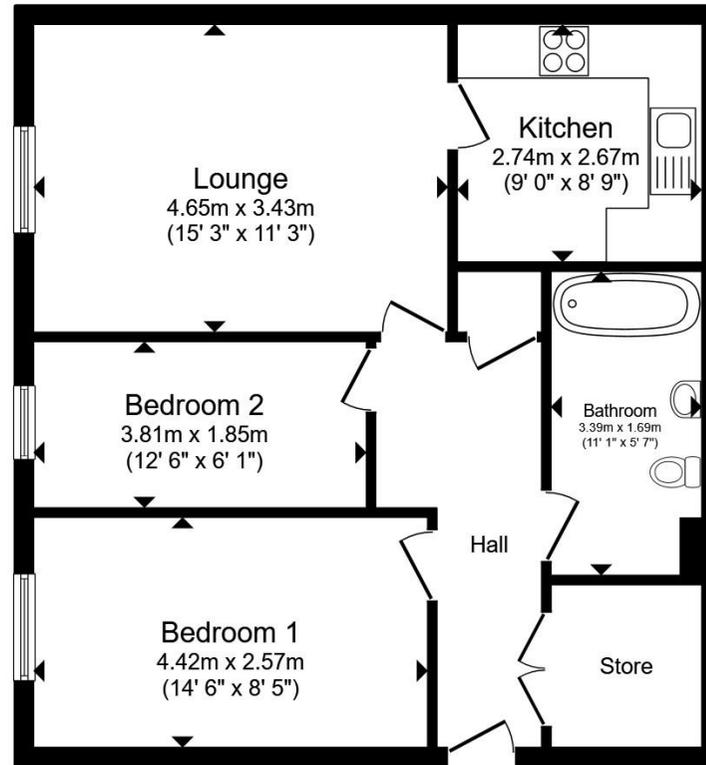
### Bedroom Two

12' 7" x 6' 1" ( 3.84m x 1.85m )

Double glazed window, radiator

### Bathroom

Bath with shower mixer tap, low level WC, wash hand basin, vinyl floor, radiator



**Floor Plan**

Total floor area 60.3 m<sup>2</sup> (649 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



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## Orchard Court, Gaywood, King's Lynn

- Ideal First Time Buy or Investment Opportunity
- Purpose Built Apartment
- Ground Floor
- Two Bedrooms
- No Onward Chain

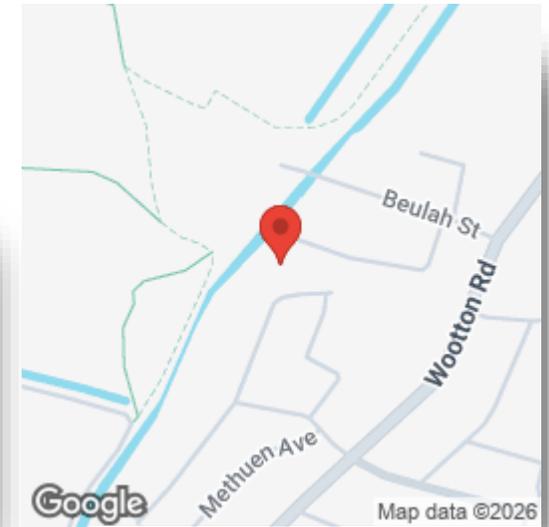
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 389.76

Ground Rent: 577.20

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.

# £95,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KLN119694](https://www.williamhbrown.co.uk/Property/KLN119694)



Property Ref:  
KLN119694 - 0003

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