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**The Perfect Place to Start Something New! - Bransby Close**

**King's Lynn**

**£95,000**

**Bedrooms:** 1 | **Bathrooms:** 1 | **Receptions:** 1

**Your first set of keys, your own little corner of King's Lynn and a whole new chapter waiting to begin!**

Imagine closing your own front door for the very first time. No more renting, no more dreaming about what you could do with someone else's space. Just somewhere that's yours, ready to make your own.

Tucked away down Bransby Close in King's Lynn, this bright and peaceful one-bedroom flat could be the perfect place to turn that dream into reality.

Whether you're taking your first step onto the property ladder, looking for somewhere a little easier to manage or considering your next buy-to-let investment, there's plenty to appreciate here. Your journey home begins through a communal entrance, with a single flight of stairs leading to the first floor. Turn left and you'll find your own front door, opening into a hallway that connects the accommodation.

Step into the bright and welcoming lounge/diner, and it's easy to start imagining how this space could look with your own furniture and finishing touches.

Picture your favourite sofa, a cosy corner for relaxing after work and a dining table where friends can gather for dinner. Whether it's a quiet Sunday morning with a coffee or an evening spent catching up with someone special, this is a room ready to become the heart of your home.

The kitchen offers a practical space for everyday cooking, with the opportunity to add your own personality over time. A separate bathroom sits conveniently between the kitchen and living room, while the comfortable double bedroom provides somewhere peaceful to retreat to at the end of the day.

What makes this flat particularly appealing is its simplicity. It's bright, manageable and offers the freedom to create a home that reflects you, without the upkeep of a larger property.

And there's more to enjoy beyond your front door.

The development benefits from five communal parking areas with unallocated spaces, four separate bicycle stores and sunny communal gardens. So whether you're heading out for the day, enjoying a little fresh air or simply returning home after work, the practicalities are nicely catered for.

Then there's the location. Living in King's Lynn means having a fantastic range of everyday conveniences close at hand. From shops, supermarkets and leisure facilities to cafés, restaurants and the characterful historic town centre, there's plenty to enjoy. Fancy a weekend walk? The beautiful Walks park is a lovely place to escape for an hour or two. Planning a day out? The Sandringham Estate and Norfolk coastline offer wonderful opportunities to explore further afield, while King's Lynn railway station provides connections towards Cambridge and London King's Cross.

For first-time buyers, this could be the beginning of something exciting. A chance to stop imagining your first home and start making it happen.

For investors, the one-bedroom accommodation, convenient location and manageable layout also make this an appealing property to consider for the rental market, subject to the usual checks and consents.

And with a 999-year lease originally granted in 1980, there's another attractive feature to add to the list.

It might be your first home, but that doesn't mean it can't be somewhere you absolutely love.

A bright living space, a peaceful double bedroom, communal gardens, parking facilities and the freedom to make it your own.

Sometimes a new chapter doesn't need a grand entrance. Just a front door, a set of keys and somewhere that finally feels like yours.

**Tenure:** Leasehold

**Property Type:** Apartment

- First Floor Flat
- Leasehold - 999 Years From 1980
- No Onward Chain
- Perfect First Time Home
- Electric Heating
- Walking Distance to King's Lynn Town Centre & Train Station
- Five Separate Parking Areas - Not Allocated
- Potential Investment Opportunity
- Communal Gardens with Washing Lines
- Four Secure Bike Stores

Disclaimer

To meet money-laundering regulations, all buyers will need to complete an ID check. We'll ask you to provide the necessary documents, and there's a small fee of £24.50 per client for this service.

We do our best to make sure our property details are fair, accurate, and up to date, but they're meant as a general guide only. If there's anything particularly important to you, please get in touch, we'll be happy to look into it further.

All measurements are provided as a guide and may not be exact.

We haven't tested any of the property's services, equipment, or appliances. We recommend that buyers arrange their own survey or service checks before making a final offer.

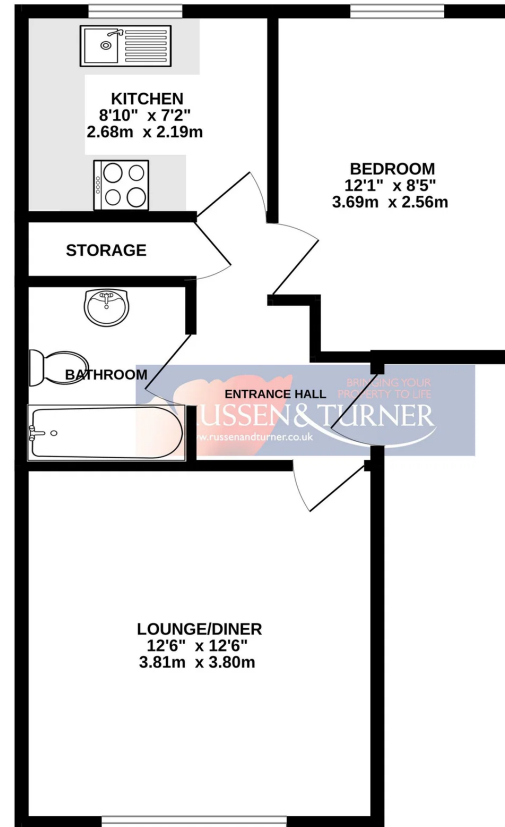
These details are provided in good faith, but they don't form part of any offer or contract. Buyers should verify any points that are important to them before proceeding.

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We may recommend / refer solicitors, mortgage advisers, surveyors and other property professionals who we believe provide a good service. Should you choose to use one of these providers, Russen & Turner may receive a referral fee. You are under no obligation to use any service we recommend and are free to choose your own adviser or provider.



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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