



**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.
The Energy Performance Certificate Band D

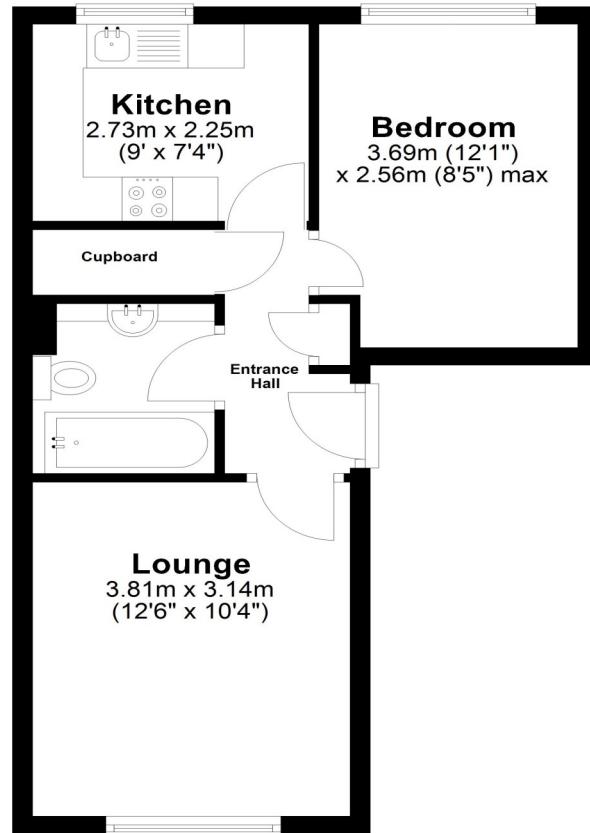
Mobile Coverage, Broadband Speed and Flood Risk have been added in the photos. Information was taken from Ofcom and www.gov.uk/check-long-term-flood-risk on 8.8.2026 whilst it was accurate at the time of listing we suggest you carry out your own independent checks

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	71
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		



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