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31 Churchill Court, Telford Close, Kings Lynn
PE30 4TZ

BELVOIR!

£99,950



Key Features

- > TOP FLOOR APARTMENT
- > TWO BEDROOMS
- > FITTED KITCHEN
- > LOUNGE
- > ELECTRIC HEATING
- > ALLOCATED PARKING
- > Tenure: Leasehold
- > EPC rating D

Belvoir incorporating Munton and Russell are pleased to offer for sale this two-bedroom top floor apartment situated in this popular residential area of Kings Lynn within easy reach of the Queen Elizabeth Hospital. The property would suit both the first time and investment buyer. The accommodation in brief comprises of, entrance hall, lounge, fitted kitchen, two bedrooms and bathroom. Externally allocated parking space.

ENTRANCE

Secure access with security intercom, access to communal areas and stairs to top floor.

ENTRANCE HALL

Wooden door to apartment. Storage heater, airing cupboard housing hot water tank.



LOUNGE

14'2" x 12'3" (4.31m x 3.73m)

UPVC double glazed window to the rear and side elevations, storage heater.

KITCHEN

8'2" x 7'9" (2.48m x 2.36m)

UPVC double glazed window to the rear elevation, range of fitted base and wall units, built in oven hob and hood, stainless steel sink unit, plumbing for washing machine.

BEDROOM 1

11'7" x 9'7" (3.53m x 2.92m)

UPVC double glazed window to the side elevation, storage heater.

BEDROOM 2

11'11" x 9'7" (3.37m x 2.95m)

UPVC double glazed window to the side elevation, fitted wardrobes, storage heater.

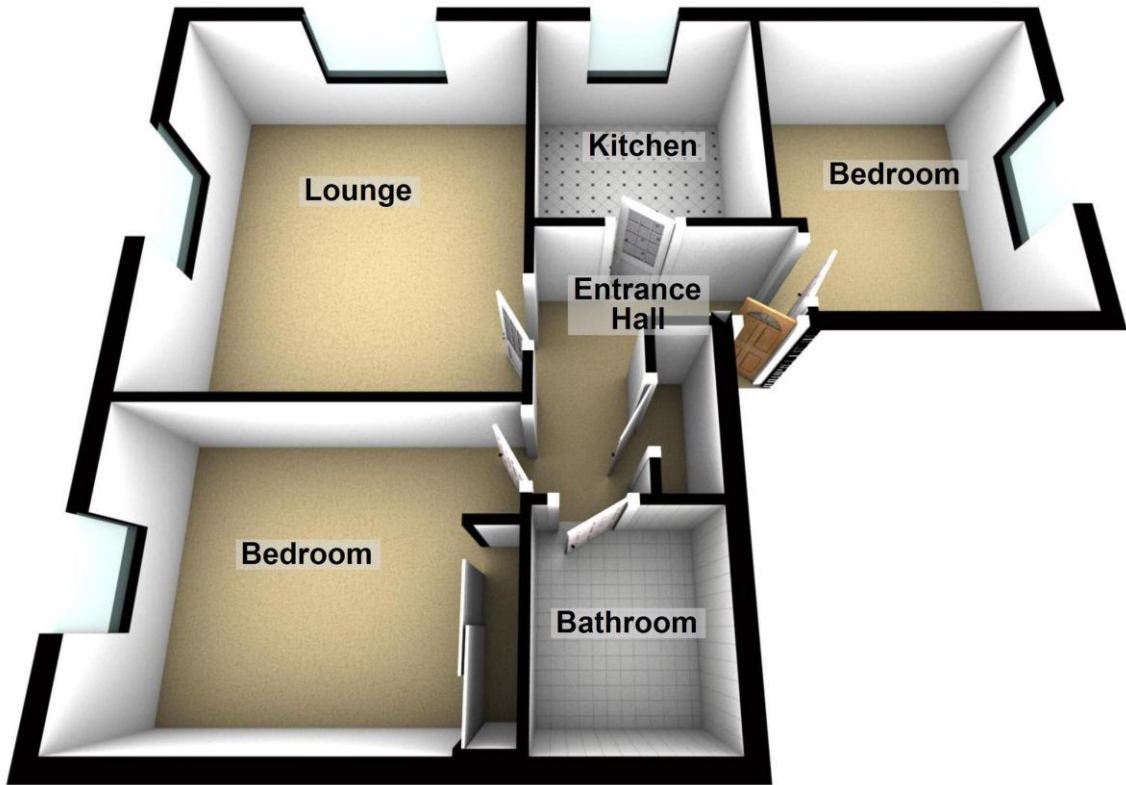
BATHROOM

Three piece suite comprising of WC, wash hand basin, panelled bath with electric shower over, extractor.

EXTERNALLY

Allocated parking space.

Ground Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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BELVOIR!

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