



8 Anderson Close, King's Lynn
Guide Price £110,000

BELTON DUFFEY



8 ANDERSON CLOSE, KING'S LYNN, NORFOLK, PE30 2DJ

* Ideal investment property* A well presented two bedroom first floor apartment situated in a convenient location.

DESCRIPTION

A well presented first floor 2 bedroom flat situated in a convenient location, close to the town centre of King's Lynn.

The property also benefits from double glazing, gas fired central heating and briefly comprises: entrance hall, kitchen, sitting/dining room, 2 bedrooms and a bathroom.

Outside, the property has a 2 stores and a communal yard/drying area.

PLEASE NOTE: The front photograph is a general view of the development.

SITUATION

In the vicinity are local shops, primary and secondary schools, a regular bus service to the town centre and access to the Queen Elizabeth Hospital and the various industrial estates.

ENTRANCE HALL

3.07m x 1.01m (10' 1" x 3' 4") Oak effect laminate flooring, telephone point, electric trip switches, radiator, ceiling light.

SITTING ROOM/DINING ROOM

4.55m x 3.36m (14' 11" x 11') Oak effect laminate flooring, twin aspect windows, two radiators, television point, ceiling light.

BEDROOM 1

3.60m x 3.63m (11' 10" x 11' 11") Oak effect laminate flooring, window to rear aspect. radiator, built-in wardrobe with hanging rail and shelf.

BEDROOM 2

3.07m x 2.33m (10' 1" x 7' 8") Oak effect laminate flooring, radiator, window to side aspect, cupboard housing Glow Worm Flexicom 24cx combi boiler with timer.

KITCHEN

3.44m x 2.17m (11' 3" x 7' 1") Granite effect worktop with stainless steel sink unit and chrome mixer tap, 4 ring gas hob with stainless steel and glass extractor over, white gloss cupboards under, Samsung fan assisted oven, further matching worktop with cupboards and drawer under, shelves, matching wall cupboard.



BATHROOM

1.74m x 0.81m (5' 9" x 2' 8" extending to 2.47m) P-shaped shower bath with chrome mixer tap and shower attachment, shower screen, low level WC, wash hand basin, fully tiled walls, heated chrome towel rail, extractor, frosted window to front, Dimplex wall heater.

OUTSIDE

The property has access to a communal garden area, communal drying area and store shed. There is also an additional store shed situated on the first floor.

LEASE

Length of lease is 125 years from 2007 - 107 years remaining.

Ground rent and service charge - TBC.

DIRECTIONS

From King's Lynn, proceed out of town on Little port Street and onto Gaywood Road, turning left into Loke Road opposite the College of West Anglia. Proceed down here and at the mini roundabout go straight over, taking the second exit onto Raby Avenue. Follow this road taking the next turning on the left onto Turbus Road, following this road round taking the next turning on the right onto Anderson Road. The property will be seen on the right hand side.

OTHER INFORMATION

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Council Tax band A.

Gas fired Central heating.

EPC - C.

TENURE

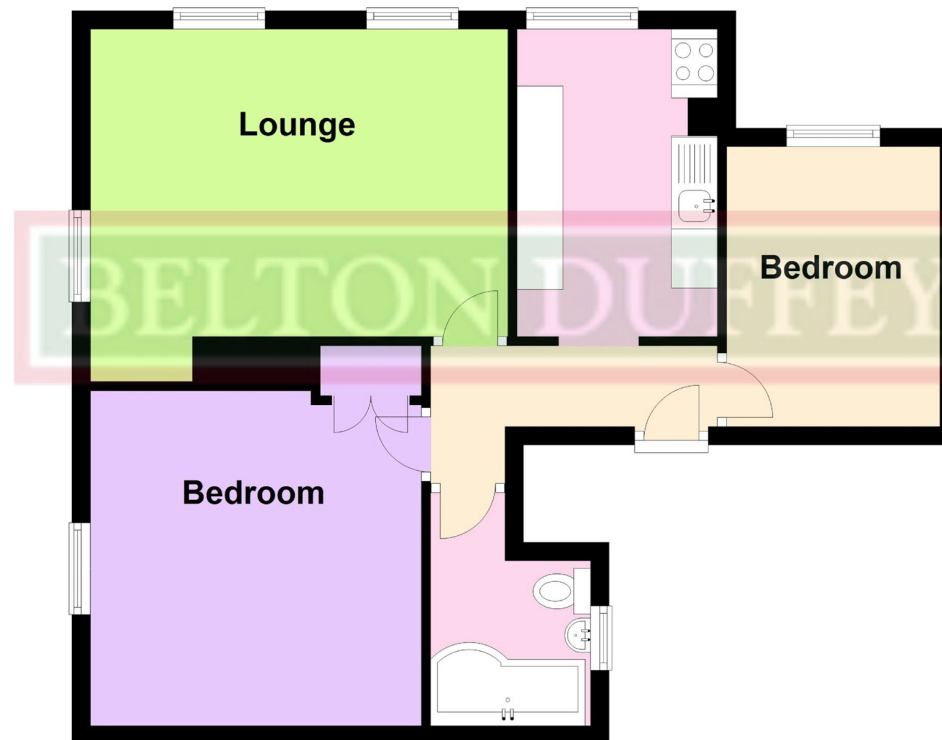
This property is for sale .

VIEWING

Strictly by appointment with the agent.



Ground Floor



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