

Flat 1 5 Portland Street, King's Lynn
£795 per calendar month

BELTON DUFFEY



FLAT 1 5 PORTLAND STREET, KING'S LYNN, NORFOLK, PE30 1PB

A spacious period second floor apartment situated in this convenient location close to the railway and bus station.

DESCRIPTION

Flat 1 comprises a spacious period second floor apartment situated in this convenient location close to the railway and bus station.

The accommodation with period features briefly comprises entrance hall, fitted kitchen/dining room, sitting room with original pine floor and period fireplace, double bedroom, study/bedroom, shower and a separate WC.

The property is installed with electric heating, sash windows to the front aspect and has pine internal doors and some cornicing.

On street parking is available via a residential permit parking, which can be purchased for approximately £40 per annum from the Borough Council of King's Lynn & West Norfolk

SITUATION

Portland Street is situated close to the town centre with easy access to the various industrial estates, local shops, schools and social amenities. The North Norfolk coast, an area of outstanding natural beauty, is to the north. Cambridge and Norwich cities are also within driving distance.

COMMUNAL ENTRANCE HALL

Period communal front door with intercom system, staircase leading to second floor.

L-SHAPED ENTRANCE HALL

3.47m x 3.88m both measurements maximum. (11' 5" x 12' 9") Loft access, intercom phone, ceiling cornice.

SHOWER ROOM

1.63m x 1.29m (5' 4" x 4' 3") Double size shower with Triton electric shower, electric towel rail, ceiling cornice, extractor.

CLOAKROOM

1.68m x 1.09m (5' 6" x 3' 7") Low level WC, pedestal wash hand basin with mixer tap, extractor.

SITTING ROOM

6.02m x 3.56m (19' 9" narrowing to 15'11" x 11' 8") Period pine flooring, period cast iron fireplace, sash window to the front, radiator, ducasa electric heater.



BEDROOM

4.27m x 3.33m (14' x 10' 11")

Period pine floor, sash window to front, ducasa electric heater.

STUDY/BEDROOM

3.58m x 2.44m (11' 9" x 8') Ducasa electric heater, high level windows onto kitchen.

KITCHEN/DINING ROOM

4.83m x 2.67m (15' 10" x 8' 9") Worktop with 1½ bowl stainless steel sink unit with mixer tap, 4-ring electric hob, cupboards and drawers under, fan assisted oven under, space for slimline fridge, space for freezer, matching wall cupboards, double glazed window to rear, ducasa electric heater.

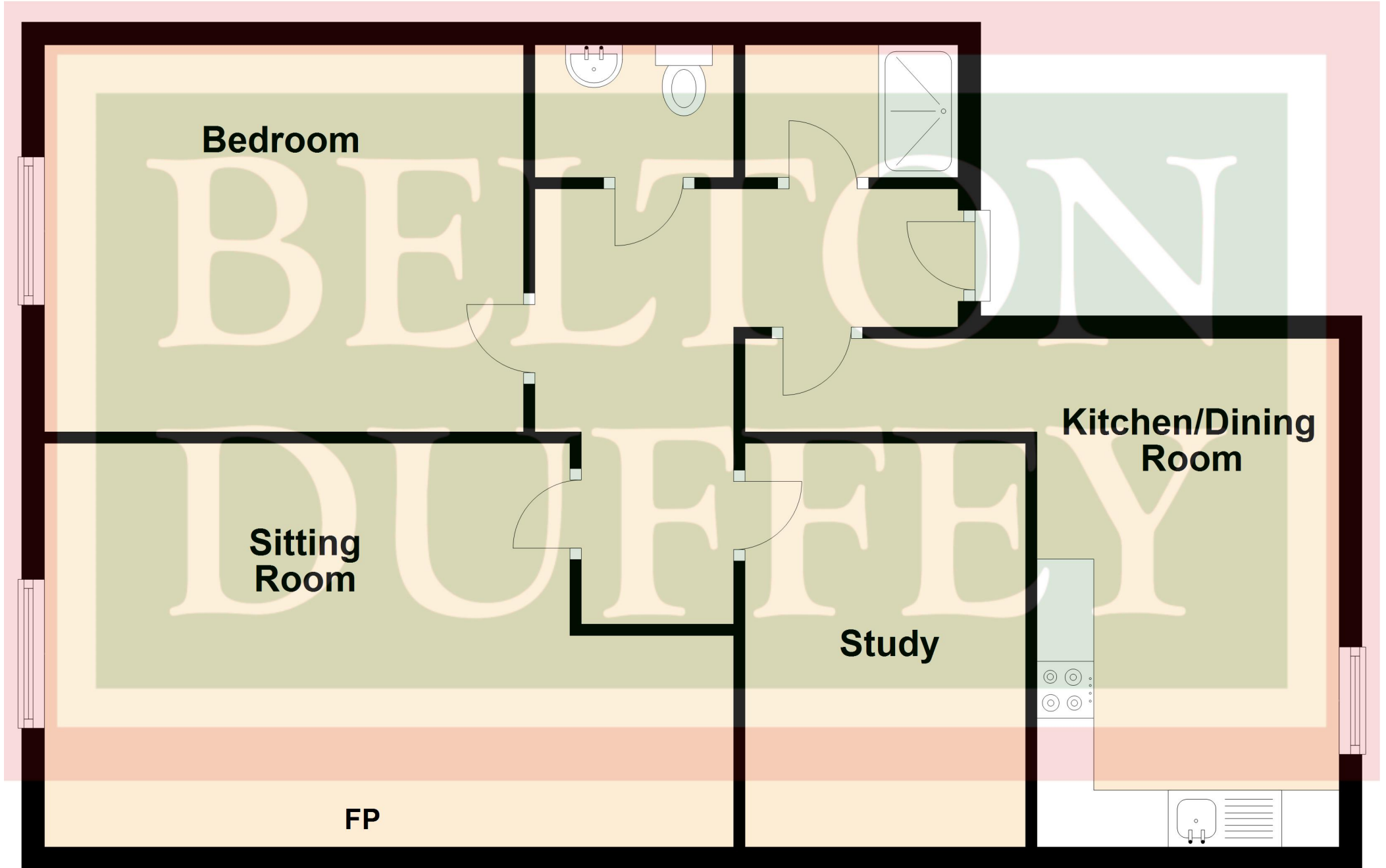
ADDITIONAL INFORMATION

- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are waiting for any further information from you.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Right to rent - Before you can rent in England, you need to prove your right to rent to your landlord. Get a share code to prove your right to rent online, please visit - [right-to-rent service.gov](https://right-to-rent.service.gov)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £795.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From the town centre proceed out of town along Railway Road and take the right hand turning into Portland Street and the property will be seen on the left hand side.

Ground Floor



OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

Council Tax Band A.

Electric heating.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

