



**Loft Flat St Anns House, King's Lynn**  
**£900 per calendar month**

**BELTON DUFFEY**



# LOFT FLAT ST ANNS HOUSE, KING'S LYNN, NORFOLK, PE30 1LT

Includes Gas, Electricity & Water. A spacious second floor 2 bedroom apartment located in the town centre with parking and substantial garden area.

## DESCRIPTION

A second floor 2 double bedroom apartment located in the centre of King's Lynn with spacious open plan kitchen/sitting/dining room and a shower room.

The property is situated in St Anns House being a grade II listed 3 storey period residence.

Please note. The external photograph is a general view of St Ann's House.

## SITUATION

St Ann's Street is situated in the historic part of King's Lynn in the shadow of St Nicholas Chapel. It has the dual advantages of being within walking distance of the High Street and also the river front which has undergone extensive improvements within the last few years. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas Chapel has been described as one of the finest in Europe. Many television and film crews have used this part of King's Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc

## ENTRANCE HALL

5.17m x 0.88m (17' x 2' 11")

Door to communal hall.

## KITCHEN/SITTING/DINING ROOM

10.00m x 3.51m max, narrowing to 3.09m (32' 10" x 11' 6" max, narrowing 10' 2")

Fitted kitchen with L-shaped worktop, cream coloured wall and floor units, cooker, hob, extractor and fridge freezer, washing machine, 2 Velux roof lights, 2 windows and 2 radiators.

## BEDROOM 1

5.51m x 3.12m (18' 1" x 10' 3") excluding window recess.

2 built-in cupboards with hanging rails, radiator, window and Velux roof light and door to communal hall.



## **BEDROOM 2**

4.50m x 3.12m (14' 9" x 10' 3") max.

3 windows, radiator.

## **SHOWER ROOM**

2.61m x 1.83m (8' 7" x 6')

Corner entry shower cubicle with mains shower, low level WC and wash hand basin with cupboard under, towel rail.

## **ADDITIONAL INFORMATION**

1) References - For tenancies commencing from the 1st June 2019 the tenant fee ban applies, therefore agents can no longer charge for tenant referencing.

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) Deposit - £900.00. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

## **DIRECTIONS**

From the Agent's offices on foot proceed along Blackfriars Street and onto New Conduit Street. Turn right into High Street, continue along into the Tuesday Market Place, turning right at Ward Gethin Solicitors. Continue along, turning left into St Ann's Street and the property will be seen on the left hand side behind a brick wall with wrought iron railings.

## **OTHER INFORMATION**

Gas central heating.

EPC N/A





AWAITING

FLOORPLAN

## VIEWING

Strictly by appointment with the agent.







## BELTON DUFFEY

12-16 Blackfriars Street,  
King's Lynn,  
Norfolk, PE30 1NN.  
T: 01553 660866  
E: [lettings@beltonduffey.com](mailto:lettings@beltonduffey.com)

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](http://www.beltonduffey.com)



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