



**5a Bridge Place, King's Lynn**  
**£625 per calendar month**

**BELTON DUFFEY**





## **5A BRIDGE PLACE, KING'S LYNN, NORFOLK, PE30 4BU**

A modern one bedroom ground floor apartment in a popular location.

### **DESCRIPTION**

A modern ground floor 1 bedroom apartment situated in a popular residential area .

The accommodation briefly comprises communal entrance hall, entrance hall, kitchen with built in oven and hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, sitting room with patio doors, bedroom and family bathroom with bath and shower attachment over.

Outside the property benefits from a block weave patio area and an allocated parking space.

### **SITUATION**

Wootton Road is a popular residential area with a regular bus service and is situated close to a doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, which has undergone extensive improvements within the last few years. King's Lynn has an historic port on the River Great Ouse and an internationally renowned medieval centre. There is also good access to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

### **COMMUNAL ENTRANCE HALL**

Fitted carpet, stairs to first floor, front and rear access doors.

### **ENTRANCE HALL**

3.45m x 3.18m (11'4" x 10' 5")

Fitted carpet, storage cupboard, radiator.

### **BATHROOM**

2.08m x 1.76m (6' 10" x 5' 9")

Fitted carpet, window to rear, paneled bath with mains shower over, glass shower screen, pedestal wash hand basin, low level WC, radiator.





### **BEDROOM 1**

4.50m x 2.61m (14'9" x 8' 7"

Fitted carpet, window to front, radiator.

### **OPEN PLAN KITCHEN/SITTING ROOM/DINING ROOM**

7.70m x 3.24 (25' 3" x 10' 8")

Fitted carpet, patio doors, leading to patio area.

A range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, plumbing and space for automatic washing machine, space for fridge/freezer, built in electric oven and hob with extractor over, wall mounted gas fired central heating boiler, tile effect vinyl flooring, radiator, windows to front and side.

### **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 - £625.00. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

5) Sorry no pets.

### **DIRECTIONS**

From King's Lynn town centre proceed out of town via Littleport Street and onto Gaywood Road. Continue along, passing the Gaywood Clock and bear left into Wootton Road continue along, turn right into Riverside Court and the apartment is in the third block from the road.



AWAITING

FLOORPLAN



### **OTHER INFORMATION**

Gas fired central heating. EPC rating band B.

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. 01553 616200  
council tax band A.

### **VIEWING**

Strictly by appointment with the agent.





**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.

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

# BELTON DUFFEY

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

