



5B Bridge Place Wootton Road, King's Lynn
£825 per calendar month

BELTON DUFFEY



5B BRIDGE PLACE WOOTTON ROAD, KING'S LYNN, NORFOLK, PE30 4BU

A modern ground floor 2 bedroom apartment with parking situated in the popular area of Wootton Road.

DESCRIPTION

A modern ground floor 2 bedroom apartment situated in a popular residential area.

The accommodation briefly comprises communal area, entrance hall, open plan kitchen with built in oven and hob with extractor over, space for fridge/freezer, space and plumbing for washing machine, living area with patio doors, 2 bedrooms and family bathroom with bath and shower attachment over.

The property benefits from double glazing and gas central heating and a shingled 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.

ENTRANCE HALLWAY

Fitted carpet and storage cupboard.

KITCHEN AREA

A Range of wall and base units with worktops over, stainless steel sink with swan neck mixer tap, wall mounted gas fired central heating boiler, space for fridge freezer and space and plumbing for washing machine, built in electric oven and hob with extractor over, tile effect vinyl flooring.

SITTING ROOM/DINING ROOM

Fitted carpet, radiator, TV and telephone points, patio doors to outside shingled area.

BEDROOM 1

Fitted carpet, radiator, TV point, windows to front.



BATHROOM

Three piece bathroom suite, panelled bath with mixer tap and shower, low level WC, pedestal wash hand basin, window to rear, fitted carpet and radiator

BEDROOM 2

Fitted carpet, radiator and window to rear.

OUTSIDE

Outside there is a shingled area, small patio and communal bin store. There is allocated parking to the front of the property.

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.uk)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £825.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) 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 Bridge Place and the apartment is in the last block from the road on the right hand side.



AWAITING

FLOORPLAN

OTHER INFORMATION

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

Gas fired central heating.

EPC Rating Band C

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

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