



88b Tennyson Road, King's Lynn
£925 per calendar month

BELTON DUFFEY



88B TENNYSON ROAD, KING'S LYNN, NORFOLK, PE30 5NG

A spacious three bedroom first floor apartment within walking distance of the Town centre with views of the Walks.

DESCRIPTION

A spacious three bedroom first floor apartment within walking distance of the Town centre with views of the Walks.

The accommodation briefly comprises: Communal entrance hallway, inner hallway with stairs to the first floor. Sitting room with views over the Walks, three bedrooms, bathroom, kitchen/breakfast room.

SITUATION

King's Lynn is an historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts an extensive pedestrianised shopping area, with a lively combination of national retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

COMMUNAL ENTRANCE HALL

Fitted carpet, door to flat, stairs to first floor.

FIRST FLOOR LANDING

Fitted carpet, radiator.

SITTING ROOM

Fitted carpet, bay window to front with views of the Walks, built in storage cupboard, radiator.

BEDROOM 3

Fitted carpet, window to front, radiator.

BEDROOM 1

Fitted carpet, radiator, window to rear.

BEDROOM 2

Fitted carpet, window to side, radiator.



BATHROOM

Panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, radiator, window to side, vinyl flooring.

KITCHEN/BREAKFAST ROOM

A range of fitted wall and base units with worktops over, integrated electric oven and hob with extractor over, gas fired central heating boiler, plumbing and space for automatic washing machine and space for fridge/freezer, windows to die and rear, vinyl flooring, radiator.

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/rtr-prove/id-question)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £925.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.
- 7) Water rates are charged half yearly and the cost split between 88a and 88b

DIRECTIONS

From the town centre travel along London Road to the Southgates Roundabout, take the left exit into Vancouver Avenue continue along straight across the mini roundabout into Goodwins Road and then into Tennyson Road. The property can be found on the right hand side opposite The Walks.

Tennyson Rd



Kitchen/
Breakfast
Room

Bedroom

Bedroom

Sitting
Room

Bedroom

BELTON DUFFEY

OTHER INFORMATION

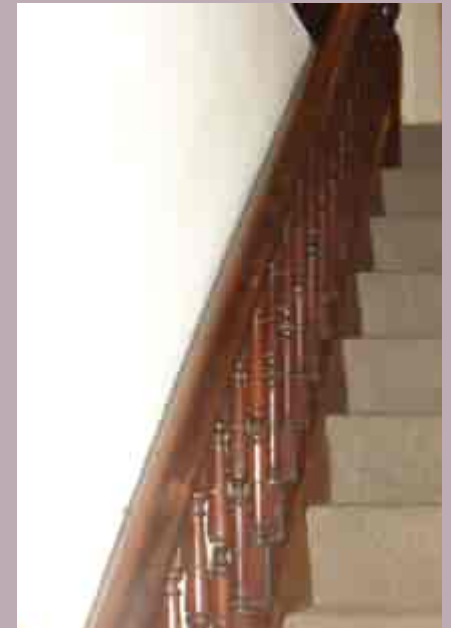
Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Council Tax Band A.

Gas fired central heating.

EPC - C.

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.

