



**Com Chambers, Lath Mansions, King's Lynn  
£900 per calendar month**

**BELTON DUFFEY**



# CORN CHAMBERSLATH MANSIONS, , 15 NELSON STREET, KING'S LYNN, NORFOLK, PE30 5DY

A Grade II \* listed 3 bedroom, 2 bathroom apartment situated in an elegant Georgian building close to the Town Centre.

## DESCRIPTION

A Grade II \* listed 3 bedroom, 2 bathroom apartment situated in an elegant Georgian building close to the Town Centre. Corn Chambers comprises a Grade II \* listed property situated in the historic quarter of the East Anglian market town of King's Lynn and will appeal to those who appreciate the architectural beauty of Georgian and period homes.

The property is situated within Lath Mansion, the elegant home of 5 generations of the Samuel Browne dynasty constituting one of the great merchant families in King's Lynn in the 18th century. Nelson Street has listed buildings ranging from the 14th century to 1819.

Lath Mansion is an imposing property with a pedimented doorway flanked by solid pillars. The rear part of the edifice is thought to date from about 1670. In the first part of the 18th century the original 17th century house was refaced with a Georgian elevation which will celebrate its 300th anniversary later during the 21st century. There is a grand communal staircase from the spacious main hall up to the first floor gallery with splendid ceiling plasterwork.

Corn Chambers is a ground floor apartment retaining many original and interesting features including high ceilings with cornicing, sash windows and window shutters. The property is installed with gas fired radiator central heating and briefly comprises entrance hall, drawing room, kitchen, bathroom, second bathroom, bedroom 1 with steps up to an elevated area, bedroom 2 and bedroom 3 having a store area dividing into 2 sections. Outside there is a communal garden area. The kitchen and bathrooms require updating.

## SITUATION

Nelson Street is situated in the historic part of King's Lynn in the shadow of St Margaret's Church. It has the dual advantages of being within walking distance of the High Street and 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

6.49m x 0.88m (21' 4" x 2' 11") Ceramic tiled floor, radiator, thermostat, coat cupboard, intercom phone system, staircase leading to half landing and bedroom 1. Further staircase leading to bedroom 2 and 3.

## DRAWING ROOM

5.73m x 5.62m (18' 10" x 18' 5") High ceiling measuring approximately 4.08m in height with ornate ceiling cornice and picture rail, deep skirting, two sash windows to front aspect with window shutters, three radiators with radiator covers, double shelved cupboard, feature brick fireplace with marble inset, timber surround and quarry tiled hearth.

## KITCHEN

2.49m x 3.73m (8' 2" x 12' 3") Tiled worktop with stainless steel sink unit and chrome mixer tap, painted cupboard under, space and plumbing for dishwasher, further worktop with space and plumbing for automatic washing machine under, 4 ring electric hob with fan assisted oven and drawers under, matching wall cupboards, tiled wall areas, window to side aspect, high level storage cupboard, radiator with shelf over, cupboard suitable for fridge/freezer and a larder cupboard.



## **BATHROOM**

2.56m x 2.21m (8' 5" x 7' 3") 3 piece coloured suite comprising bath with shower attachment over, pedestal wash hand basin, low level WC, shelved cupboard, extractor, ceramic tiled floor.

## **SECOND BATHROOM**

2.27m x 1.35m (7' 5" x 4' 5") 3 piece coloured suite comprising panelled bath with shower attachment, low level WC, pedestal wash hand basin, tiled wall areas, ceramic tiled floor, extractor and radiator.

## **BEDROOM 1**

3.06m x 3.35m (10' 0" x 11' 0") Window to side aspect, double wardrobe with hanging rail, storage cupboard over. Radiator, open-tread ladder staircase leading to an elevated area: 2.21m x 2.56m (7' 3" x 8' 5").

## **BEDROOM 2**

2.61m x 2.35m (8' 7" x 7' 9") Sash window to side, beech effect laminate flooring, wardrobe cupboard with hanging rail housing the gas central heating boiler with insulated cylinder and immersion.

## **BEDROOM 3**

3.3m x 1.93m (10' 10" x 6' 4") Sash window to side, beech effect laminate flooring and radiator.

## **STORAGE ROOM**

3.69m x 1.78m (12' 1" x 5' 10") This area has a further raised storage area

## **OUTSIDE**

There is access to a communal garden via a separate access.

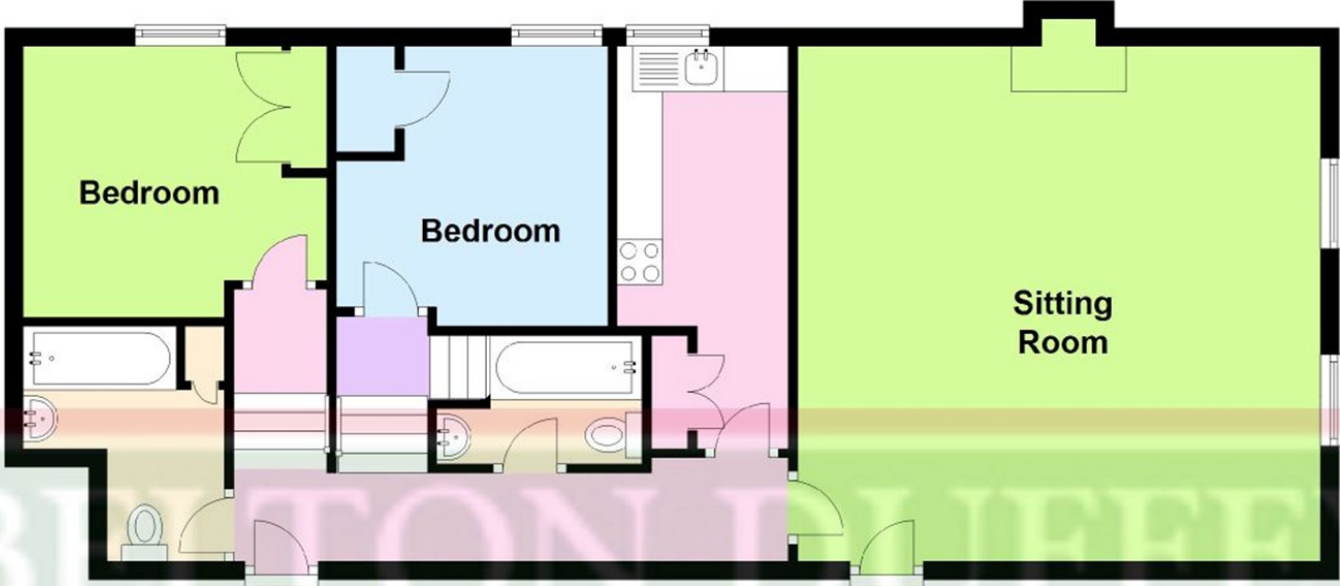
## **ADDITIONAL INFORMATION**

- 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.

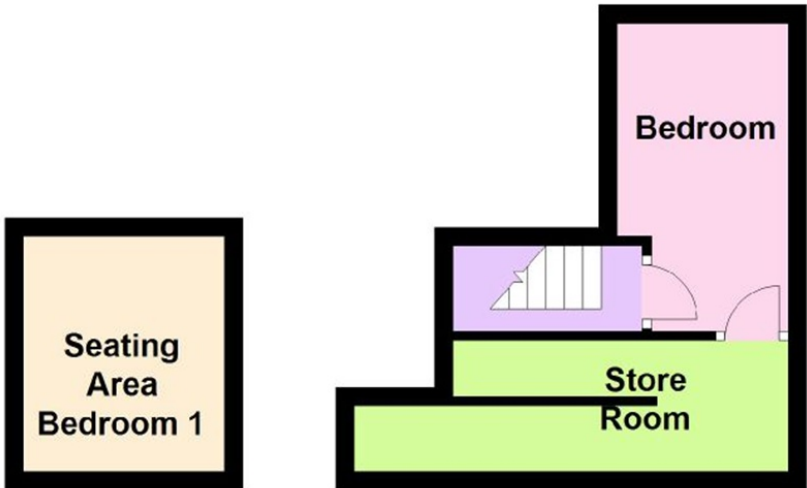
## **DIRECTIONS**

From the Agent's offices, on foot, proceed left along Blackfriars Street, continuing into New Conduit Street. Proceed along, turning left at Boots, into The High Street. Continue along to the end of the High Street onto the Saturday Market Place. Walk across the Market Place passing The Church on the left hand side, into St Margaret's Place. Continue along and Nelson Street will be seen ahead of you. Lath Mansion will be found towards the end on the right hand side.

**Ground Floor**



**First Floor**



## OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - A

EPC - N/A, listed building.

Gas fired central heating.

## VIEWING

Strictly by appointment with the agent.



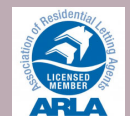


## BELTON DUFFEY

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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](http://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.