



**Flat 4, Pooleys Corner The Green, East Rudham  
£375 per calendar month**

**BELTON DUFFEY**

# FLAT 4, POOLEYS CORNER THE GREEN, EAST RUDHAM, NORFOLK, PE31 8RD

A first floor studio apartment in a popular village location

## DESCRIPTION

Situated in the centre of East Rudham a first floor studio apartment.

The accommodation briefly comprises: Sitting room/bedroom/kitchen area, inner lobby with storage and bathroom.

## SITUATION

East Rudham is a small historic village with a large village Green and many attractive period properties offering everyday shopping facilities including a butchers shop, kitchen shop, tile shop, veterinary surgery, primary school, parish Church, interiors shop, cafe, delicatessen, playing fields, village hall and a public house/restaurant overlooking the Green. There are local buses to King's Lynn and Fakenham. The North Norfolk coast, an area of outstanding natural beauty, is some 12 miles to the north and the Royal Sandringham Estate is some 7 miles to the west. The fine city of Norwich is approximately 45 minutes drive to the southeast

## SITTING ROOM/BEDROOM/KITCHEN AREA

Fitted carpet, electric heater, window to front, TV and telephone points, kitchen area with built in 2 ring hob, microwave, fridge and stainless steel sink and drainer.

## BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, extractor fan, electric heater, vinyl flooring.





## **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 create an account so you can log into the Hub and access your application form. Once you have completed and submitted your form, you can return to the Hub at any time to view the latest status of your application. You will be able to see at a glance exactly which referees we are waiting for, or if we are waiting for any further information from you. You can also help speed up the application process yourself by uploading any documents we require directly to the Hub.
- 2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).
- 3) Deposit - £375.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.
- 5) Additional charge of £20 per month for water.

## **DIRECTIONS**

From Fakenham take the A148 towards King's Lynn on reaching East Rudham the property can be found facing the green adjacent to the Crown Inn.

## **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

EPC - N/A listed building

Electric heating

## **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)



**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.