

GENERAL VIEW



16 Lavender Court, Gaywood
£795 per calendar month

BELTON DUFFEY



16 LAVENDER COURT, GAYWOOD, NORFOLK, PE30 4HL

A two bedroom purpose built ground floor retirement apartment, in convenient location. For the over 55's only

DESCRIPTION

A purpose built two bedroom ground floor retirement apartment, situated in a convenient location close to shops being for the 'over 55's' only. There is a House Manager on site, mornings only and the property is connected to Careline.

The accommodation briefly comprises entrance hall, sitting room/dining room, kitchen with double oven, fridge freezer, ceramic 4 ring hob, extractor and Hotpoint washing machine, 2 bedrooms and a bathroom with bath and electric shower over.

SITUATION

Lavender Court is situated in a convenient location off Wootton Road. This is an 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

2.92m x 1.05m (9' 7" x 3' 5")

Fitted carpet, electric heater, 2 storage cupboards.

KITCHEN

2.86m x 2.14m (9' 5" x 7' 0")

A range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, double eye level oven and ceramic hob, fridge/freezer, plumbing and space for automatic washing machine, vinyl flooring, window to front.

SITTING ROOM/DINING ROOM

5.73m x 5.12m (18' 10" x 16' 10")

Fitted carpet, 2 electric heaters, window to front.

BEDROOM 1

3.13m x 3.13m (10' 3" x 10' 3")

Fitted carpet, window to rear, electric heater.



BATHROOM

2.41m x 1.81m (7' 11" x 5' 11")

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

BEDROOM 2

3.12m x 1.86m (10' 3" x 6' 1")

Fitted carpet, electric heater, window to rear.

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 - £795. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished/part furnished.

5) Over 55's only

6) The tenant will be responsible for the cost of the annual charge for the cost of the careline and house manager.

DIRECTIONS

Proceed out of King's Lynn via Railway Road on the one-way system passing Lidl supermarket into Gaywood Road. Continue along past the College of West Anglian and KES High School and at the Gaywood Clock traffic lights take the left turning into Wootton Road. Proceed for only a short distance and take the right hand turning into Lavender Road, following to the end and at the T-junction take the left hand turning into Lavender Court, where the property will be found at the head of the cul-de-sac.

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

Electric heating.

EPC band D



AWAITING

FLOORPLAN

VIEWING

Strictly by appointment with the agent.



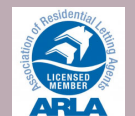


BELTON DUFFEY

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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.