



**Flat 9 Chambers Court, Dersingham**  
**£695 per calendar month**

**BELTON DUFFEY**



# **FLAT 9 CHAMBERS COURT, DERSINGHAM, NORFOLK, PE31 6GY**

A modern one bedroom flat in a popular village location within walking distance of local amenities.

## **DESCRIPTION**

A modern one bedroom first floor flat situated in a popular location. The property is installed with UPVC double glazing. The accommodation briefly comprises open plan living room//kitchen/dining room with electric oven, hob and extractor, plumbing for washing machine, space for fridge, one double bedroom, bathroom with bath and shower over. Outside the property benefits from allocated parking

## **SITUATION**

Dersingham is situated approximately midway between King's Lynn and Hunstanton in close proximity to The Wash and the West Norfolk coast. The village borders the Sandringham Estate and is within easy reach of the picturesque North Norfolk coast. It has all the usual amenities, including two supermarkets, local shops, schools, Doctor's Surgery, public houses and various social facilities. The larger towns of King's Lynn to the south and Hunstanton to the north are easily accessible. The area is well known for its seaside villages on the shores of The Wash which offer swimming, sailing, wind surfing, bird watching, etc.

## **COMMUNAL ENTRANCE HALL**

Stairs to first floor

## **SITTING ROOM/DINING ROOM**

Fitted carpet, electric heater, double windows to front.

## **KITCHEN AREA**

A range of fitted wall and base units with worktops over, stainless steel sink and drainer, integrated electric oven and hob with extractor over, space for fridge, plumbing and space for automatic washing machine, vinyl flooring.

## **BATHROOM**

Panelled bath with shower mixer tap attachment over, pedestal wash hand basin, low level WC, windows to rear, extractor fan, electric heater, vinyl flooring.

## **BEDROOM**

Fitted carpet, electric heater, window to front.



## **STORAGE CUPBOARD**

Fitted shelves and hot water tank.

## **OUTSIDE**

To the rear of the property is a shingled parking area and communal bin store.

## **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>
- 3) Deposit - £695..00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.

## **DIRECTIONS**

From King's Lynn proceed out of town along Edward Benefer Way (Northern Bypass) into Low Road, South Wootton and continue straight over the traffic lights into Grimston Road. At the top of Grimston Road you will reach the Knights Hill roundabout, take the first exit signposted A149 Hunstanton, continue for approximately 7 miles entering the village of Dersingham and take the second exit into the village. Proceed through the village passing Manor Road and take the next right-hand turning into Post Office Road and Chambers Court is on the left.



AWAITING

FLOORPLAN

**OTHER INFORMATION**

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX.

Council Tax Band A.

Electric 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](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.