



Top Flat, 12 Wisbech Road, King's Lynn
£595 per calendar month

BELTON DUFFEY



TOP FLAT, 12 WISBECH ROAD, KING'S LYNN, NORFOLK, PE30 5JW

A top floor studio apartment close to local amenities and within walking distance to the Town Centre.

DESCRIPTION

A top floor studio apartment close to local amenities and within walking distance to the Town Centre.

The accommodation briefly comprises: Entrance hallway, sitting room/bedroom, kitchen breakfast room and bathroom.

SITUATION

The property is in the South Lynn residential area convenient for the Hardwick estate with superstores & light industry employers.

Walk or bus to King's Lynn town centre.

Local primary schools, corner shops, post office & takeaways nearby.



ENTRANCE HALLWAY

Fitted carpet, stairs to first floor.

BEDROOM/LIVING ROOM

Fitted carpet, electric heater, window to rear, airing cupboard, loft access.

KITCHEN/DINER

A range of wall and base units with worktops over, stainless steel sink and drainer, space for fridge, built in 4 ring electric hob with extractor over, built in electric oven, wood effect laminate flooring, windows to front, electric heater and electric meter cupboard.

BATHROOM

Paneled bath with shower attachment, pedestal wash hand basin, low level WC, electric heater, fitted carpet, window to rear, plumbing and space for washing machine.





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 - £595.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From King's Lynn town centre: Travel south down London Road, take the 4th turning off the South Gates roundabout going west towards Wisbech Rd. The property is on the right just before the mini roundabout, opposite the Baptist Church. The entrance is to the rear of the property down an unmade road.

OTHER INFORMATION

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

COUNCIL TAX BAND - A

Electric heating.

EPC – D

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.

