



**Pooleys Corner, East Rudham**  
**£425 per calendar month**

**BELTON DUFFEY**



## POOLEYS CORNER,

### FLAT 5 THE GREEN, EAST RUDHAM, NORFOLK, PE31 8RD

#### DESCRIPTION

A first floor studio apartment in a popular village location.

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

The accommodation briefly comprises: entrance hall, sitting room/bedroom, kitchen area and a separate shower room.

#### 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

Fitted carpet, views over the village green. TV and telephone points, fitted wall units and exposed beams

#### KITCHENETTE

A range of wall and base units, stainless steel sink and drainer, microwave and fridge.

#### SHOWER ROOM

Low level WC, pedestal wash hand basin, shower cubicle.



### **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 - £425.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.
- 7) Water rates are charged at £20 per month.

### **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 & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Council Tax Band A

Electric heating.

EPC - N/A.

### **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.