



Flat 6 Pooley's Corner The Green, East Rudham
£550 per calendar month

BELTON DUFFEY



FLAT 6 POOLEY'S CORNER THE GREEN, EAST RUDHAM, NORFOLK, PE31 8RD

A ground floor studio apartment in a popular village location.

DESCRIPTION

Situated in the centre of East Rudham a self contained ground floor studio apartment with private entrance. The accommodation briefly comprises: entrance porch leading to the living area with a fold-away double bed and fitted corner unit and wardrobe unit, feature fireplace, Separate kitchen with electric oven and hob, washing machine, freezer and fridge, bathroom with shower over bath.

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, cafe, post office/shop, 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.

ENTRANCE HALL

Tiled floor

SITTING ROOM/BEDROOM

Tiled floor, electric heater, built in double bed unit and wardrobes, built in corner unit, patio doors to front, feature fireplace with electric fire.

BATHROOM

Three piece bathroom suite with white panelled bath with shower over, pedestal wash hand basin, low level WC, electric heater, storage cupboard and vinyl flooring.



KITCHEN

A range of wall and base units with worktops over, built in electric hob and oven, stainless steel sink and drainer, washing machine and fridge and freezer, electric heater and tiled floor.

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 - £550.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

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



AWAITING

FLOORPLAN

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 E

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.

