



Regis House, King's Lynn
£895 per calendar month

BELTON DUFFEY



REGIS HOUSE, FLAT 13 11 AUSTIN STREET, KING'S LYNN, NORFOLK, PE30 1BF

A newly refurbished two bedroom first floor apartment within walking distance of the town centre with fully fitted kitchen. Communal gardens.

DESCRIPTION

A modern newly refurbished two bedroom first floor apartment finished to a high standard in contemporary style situated close to the town centre overlooking St Nicholas Chapel Conservation Area.

The entrance to Regis House is raised from street level by steps and a ramp leading to an atrium-styled glazed lobby which has two lifts.

The accommodation briefly comprises entrance hall, sitting/dining room, newly fitted kitchen including built-in electric oven and ceramic hob, integrated fridge/freezer and washer/dryer, two bedrooms and newly installed bathroom with mains shower over the bath.

There is also video entry phone installed. The property also benefits from being fully redecorated throughout and new carpets and flooring.

Outside the development has communal formal gardens with seating areas.

PLEASE NOTE: The front image is a general view of the development.

SITUATION

King's Lynn is an historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts an extensive pedestrianised shopping area with a lively combination of national retailers, specialist shops and family businesses. The bustling markets are still held on the informatively named Tuesday and Saturday Market Places.

ENTRANCE HALLWAY

3.44m x 1.08m (11' 3" x 3' 7")

Thermostat, video entry phone system, storage cupboard, airing cupboard.

BATHROOM

1.85m x 1.45m (6' 1" x 4' 9")

Newly fitted with panelled bath with glass shower screen and mains shower over, vanity wash hand basin, low level WC, extractor fan, vinyl flooring, heated towel rail.

BEDROOM 1

3.53m x 3.39m (11' 7" x 11' 1")

Radiator.



BEDROOM 2

3.26m x 2.28m (10' 8" x 7' 6")

Radiator.

SITTING/DINING ROOM

5.54m x 3.22m (18' 2" x 10' 7")

Twin aspect windows including patio doors with Juliet balcony, radiator.

KITCHEN

3.29m x 2.65m (10' 10" x 8' 8")

Newly fitted with a range of wall and base units with worktops over, stainless steel sink and drainer with mixer tap, built in electric fan assisted over, 4 ring ceramic hob with extractor over, integrated washer/dryer, integrated dishwasher, integrated fridge/freezer, radiator, vinyl flooring.

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>
- 4) Deposit - £895.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From the Agent's office proceed left along Railway Road into John Kennedy Road, turn left into Austin Street and the development can be found on the right hand side.

First Floor



OTHER INFORMATION

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

Council Tax Band A.

Electric central heating system.

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

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