



Flat 9, Chambers Court, Dersingham
£595.00 Per calendar month

BELTON DUFFEY



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

A modern one bedroom first floor apartment in a popular location with allocated parking.

DESCRIPTION

A modern one bedroom first floor apartment 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 DOOR

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) References - For tenancies commencing from the 1st June 2019 the tenant fee ban applies, therefore agents can no longer charge for tenant referencing.

The Lettings Hub undertake the referencing process by sending you an email with a link asking you create an account so you can log into the Hub and access your application form. Once you have completed and submitted your form, you can return to the Hub at any time to view the latest status of your application. You will be able to see at a glance exactly which referees we are waiting for, or if we are waiting for any further information from you. You can also help speed up the application process yourself by uploading any documents we require directly to the Hub.

2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).

3) Deposit - £595.00. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

5) Sorry no pets.

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

SERVICES AND EPC RATING

Electric heating, EPC Rating- 80 C.

LOCAL AUTHORITY

Borough Council of King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX.
Telephone 01553 616200

VIEWING

Strictly by appointment with the agent.

AVAILABLE FROM

29/09/2021



12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

www.beltonduffey.com

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.

BELTON DUFFEY



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.

