



Flat D 14 Homelands Road, King's Lynn
£795 per calendar month

BELTON DUFFEY



FLAT D 14 HOMELANDS ROAD, KING'S LYNN, NORFOLK, PE30 2PP

A recently refurbished, modern, two bedroom first floor apartment within walking distance of the town centre and local amenities

DESCRIPTION

A recently refurbished modern purpose built two bedroom first floor apartment within walking distance of the town centre, College of West Anglia and train station.

The accommodation briefly comprises entrance hall with telephone entry system, sitting room/dining room, kitchen area with built in oven and hob and automatic washing machine, shower room with corner shower and two bedrooms.

The property also benefits from gas fired central heating, double glazing and an allocated parking space. The property has also been redecorated throughout with new flooring and a new shower room.

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 pedestrianized 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

communal entrance door from parking area, communal stairwell. Main hardwood front door to apartment. Fitted carpet, telephone entry system, storage cupboard, electric meter.

SITTING ROOM/DINING ROOM

16' 1" x 9' 1" (4.90m x 2.76m)

fitted carpet, two double glazed sash windows to front, radiator, telephone and TV points to communal aerial/dish.

KITCHEN AREA

6' 6" x 6' 4" (1.97m x 1.92m)

A range of matching fitted wall and base units with worktops over, stainless steel sink and drainer, built in electric oven and gas hob with extractor fan over, space for fridge/freezer, automatic washing machine, partially tiled wall, vinyl flooring.

BEDROOM 1

11' 08" x 8' 10" (3.56m x 2.70m)

Double glazed window to rear, fitted carpet, TV point and radiator.



BEDROOM 2

8' 2" x 6' 10" (2.49m x 2.09m)

Double glazed window to rear, fitted carpet, TV point and radiator.

SHOWER ROOM

Fully tiled corner shower cubicle, pedestal wash hand basin with tiled splash backs, low level WC, vinyl flooring, radiator and extractor fan.

OUTSIDE

To the rear of the property there is a communal parking area and communal entrance door.

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)

<https://right-to-rent.service.gov.uk/rtr-prove/id-question>

4) Deposit - £795.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Sorry no pets.

DIRECTIONS

From the King's Lynn office head out of town on the Railway Road and follow the road round to the right past the sorting office on to Austin Street, bear left on to Littleport Street and take the third turning on the left into Homelands Road, take the first right hand turning to the rear of the property in to the communal parking area and the main entrance will be found at the rear of the property.



AWAITING

FLOORPLAN

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

EPC rating band B

Gas fired central heating.

VIEWING

Strictly by appointment with the agent.



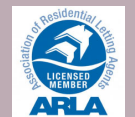


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

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.