



16 Mill Houses, King's Lynn
£825 per calendar month

BELTON DUFFEY



16 MILL HOUSES, KING'S LYNN, NORFOLK, PE30 2BN

A newly refurbished two bedroom ground floor flat with a generous sized garden within walking distance to local amenities.

DESCRIPTION

A newly refurbished two bedroom ground floor flat with a generous sized garden within a 15 min walk to town centre, bus & train stations. Convenient for local amenities, education, sports & gym facilities.

The accommodation comprises:

Entrance hall, WC, kitchen, lounge, 2 bedrooms & bathroom (bath & electric shower).

Outside: generous gardens to front & rear. Patio & shed.

Please note that there is a communal pathway around the flat leading to 1 other property.

The property has gas central heating & UPVC double glazing.

Off street parking spaces available in the cul-de-sac (non-allocated).

SITUATION

The property is located in a residential area being close to the town centre with its regular bus service, local shops, gym, primary and secondary schools and the College of West Anglia. There is good access to the Queen Elizabeth Hospital, as well as the various industrial estates. The railway and bus stations are also close by.

ENTRANCE HALL

Part-glazed UPVC door leading to outside and doors to:-

CLOAKROOM

Low level WC, combi gas boiler, obscured window to side.

BATHROOM

UPVC obscured double-glazed window to rear, white 2-piece suite comprising panelled bath with electric shower over, white pedestal basin, extractor fan and radiator.



KITCHEN

UPVC double-glazed window to side with view of garden, range of matching light oak effect base & wall units with black granite effect round edge worktop over, white metro tiled splash-backs, stainless steel sink with single drainer & mixer tap over, built-in electric oven, stainless steel hob with stainless steel recirculating extractor hood over, plumbing for washing machine, space for fridge, lino flooring. Door to:-

SITTING ROOM

UPVC double-glazed window to front with view of front garden, original part-glazed wooden front door, radiator, built in cupboard. Door to:-

BEDROOM 1

UPVC double-glazed window to front with view of front garden, radiator.

BEDROOM 2

UPVC double-glazed window to rear, radiator, built in cupboards x 2.

OUTSIDE

Front: front lawn with hedge.

Side & rear: Lawned gardens with trees, hedges, fencing. Patio and garden shed. Please note that there is a communal pathway around the flat leading to 1 other property.

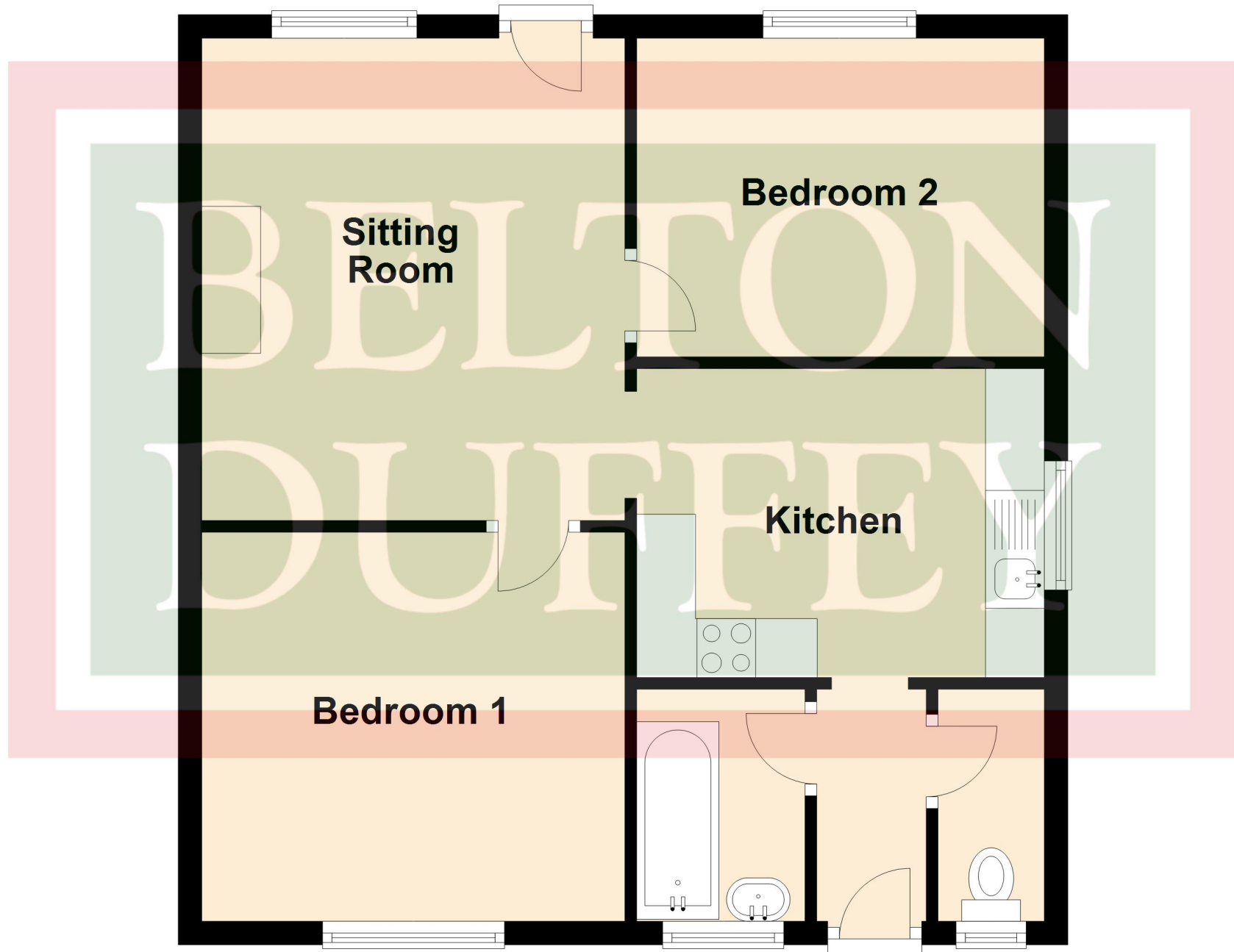
ADDITIONAL INFORMATION

- 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 - £825.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From the town centre proceed along Gaywood Road, turning left into Loke Road and then right at the mini roundabout into Columbia Way and then the first right into Mill Houses.

Ground Floor



OTHER INFORMATION

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

Gas central heating.

EPC - C.

VIEWING

Strictly by appointment with the agent.



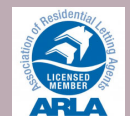


BELTON DUFFEY

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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.