



Flat F 11 Clement Atlee Way, King's Lynn
£650 per calendar month

BELTON DUFFEY



FLAT F 11 CLEMENT ATLEE WAY, KING'S LYNN, NORFOLK, PE30 4EJ

A modern one bedroom first floor apartment within walking distance of the Queen Elizabeth Hospital

DESCRIPTION

Flat F, 11 Clement Atlee Way comprises a modern one double bedroom first floor apartment in a popular location within walking distance of the hospital. The accommodation briefly comprises entrance hall with telephone entry system, open plan sitting/dining room with Juliette balcony and fitted kitchen with oven, hob, extractor, automatic washing machine and fridge/freezer, dual aspect windows/doors. 1 double bedroom and bathroom with electric shower over bath. Gas central heating, communal satellite dish.

Outside there is allocated parking and a communal bike store.

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

SITUATION

Kings Reach is a popular residential area with its regular bus service and is situated to closeby Gaywood with its doctor's surgery, local shops, library, supermarket and primary and secondary schools. There is good access to the town centre, to the Queen Elizabeth Hospital and it is also conveniently placed for the various industrial estates, the North Norfolk coast and the Royal Estate of Sandringham.

ENTRANCE HALLWAY

Fitted carpet, telephone entry system, storage cupboard and radiator.

KITCHEN/SITTING ROOM/DINING ROOM

4.83m x 4.04m (15' 10" x 13' 3")

Kitchen area with a range of white wall and base units with wood effect worktops over, 1 1/2 bowl stainless steel sink and drainer with swan neck mixer tap, built in electric oven with gas hob and extractor over, gas fired central heating boiler, automatic washing machine, fridge/freezer, stone tile effect vinyl flooring. Sitting room/dining room area, radiator, fitted carpet, TV, satellite and telephone point and dual aspect windows and patio door with Juliette balcony.

BEDROOM 1

3.07m x 2.64m (10' 1" x 8' 8")

TV point, fitted carpet, radiator, window to side.

BATHROOM

Three piece bathroom suite including panelled bath, pedestal wash hand basin, low level WC and shower with glass shower screen, frosted glass window to side, towel rail, radiator and mosaic tile effect vinyl flooring.



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 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) Deposit - £650.00. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

DIRECTIONS

From the town centre proceed out of town on the Gaywood Road bearing right at the clock into Gayton Road, continue along crossing two mini roundabouts and turning right at the third into Winston Churchill Drive. Follow this road crossing two mini roundabouts turning left at the third into Fred Ackland Drive, follow this round bearing right then left. Clement Atlee Way can be found on the left hand side.

OTHER INFORMATION

Gas fired central heating.

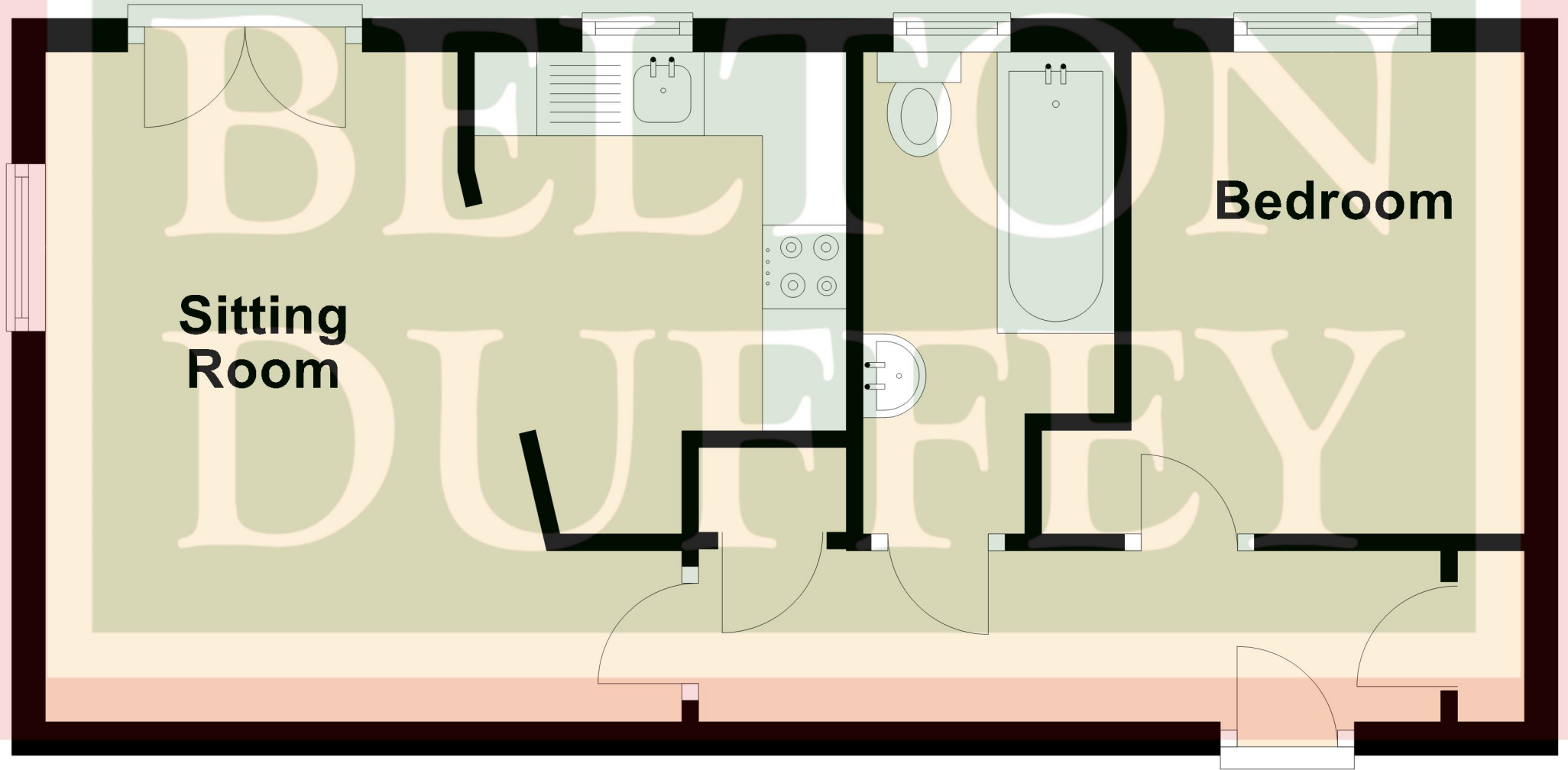
EPC rating band C

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

VIEWING

Strictly by appointment with the agent.

First Floor



Sitting Room

Bedroom



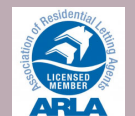


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

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.