



23 Trinity Quay, King's Lynn
£795 per calendar month

BELTON DUFFEY



23 TRINITY QUAY, KING'S LYNN PE30 1NQ

A two bedroom second floor apartment within walking distance of the Town Centre with allocated parking.

DESCRIPTION

Flat 23 Trinity Quay comprises a two bedroom second floor apartment situated in a sought after town centre location. The property is installed with sealed unit double glazing in softwood frames and electric heating and has views of the river. The accommodation briefly comprises: entrance hall, kitchen, sitting room/dining room with double doors and balcony, two bedrooms and a bathroom. Outside the property has a designated parking space.

SITUATION

The property is situated off the Tuesday Market Place, on the edge of the town centre being close to St Nicholas Chapel and one of the principal thoroughfares into King's Lynn town centre. The High Street with its many shops etc. is within walking distance. King's Lynn has an historical port on the River Great Ouse and internationally renowned medieval centre; the walk from Nelson Street to St Nicholas' Chapel has been described as one of the finest in Europe. Many television and film crews have used this part of King's Lynn for a backdrop to such television productions as Martin Chuzzlewit, etc.

COMMUNAL ENTRANCE HALL

Ceramic tiled floor, door leading into inner lobby with meter cupboard stairs to upper floors. entrance door leading into

ENTRANCE HALL

2.80m x 1.16m (9' 2" x 3' 10")

Fitted carpet, storage heater and telephone intercom.

SITTING ROOM/DINING ROOM

5.84m x 3.32m (19' 2" x 10' 11")

Fitted carpet, storage heater, double doors leading balcony with river views, door into

KITCHEN

2.44m x 2.20m (8' x 7' 3")

L-shaped worktop with stainless steel sink unit and chrome mixer tap, cupboards and drawers under, worktop with inset 4 ring hob with electric oven, washing machine and space for fridge freezer, vinyl flooring, sealed double glazed window with river views, walk in airing cupboard with hot water cylinder and shelving.



BEDROOM 1

3.98m x 2.85m (13' 1" x 9' 4")

Sealed unit double glazed window to front aspect, storage heater, telephone point, fitted carpet.

BEDROOM 2

2.73m x 2.09m (8' 11" x 6' 10")

Panelled heater, sealed unit double glazed window to front aspect, fitted carpet.

BATHROOM

2.50m x 2.23m (8' 2" x 7' 4")

Three piece suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin, low level WC, extractor fan, vinyl flooring, electric heater and shaver light.

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

4) To be let unfurnished.

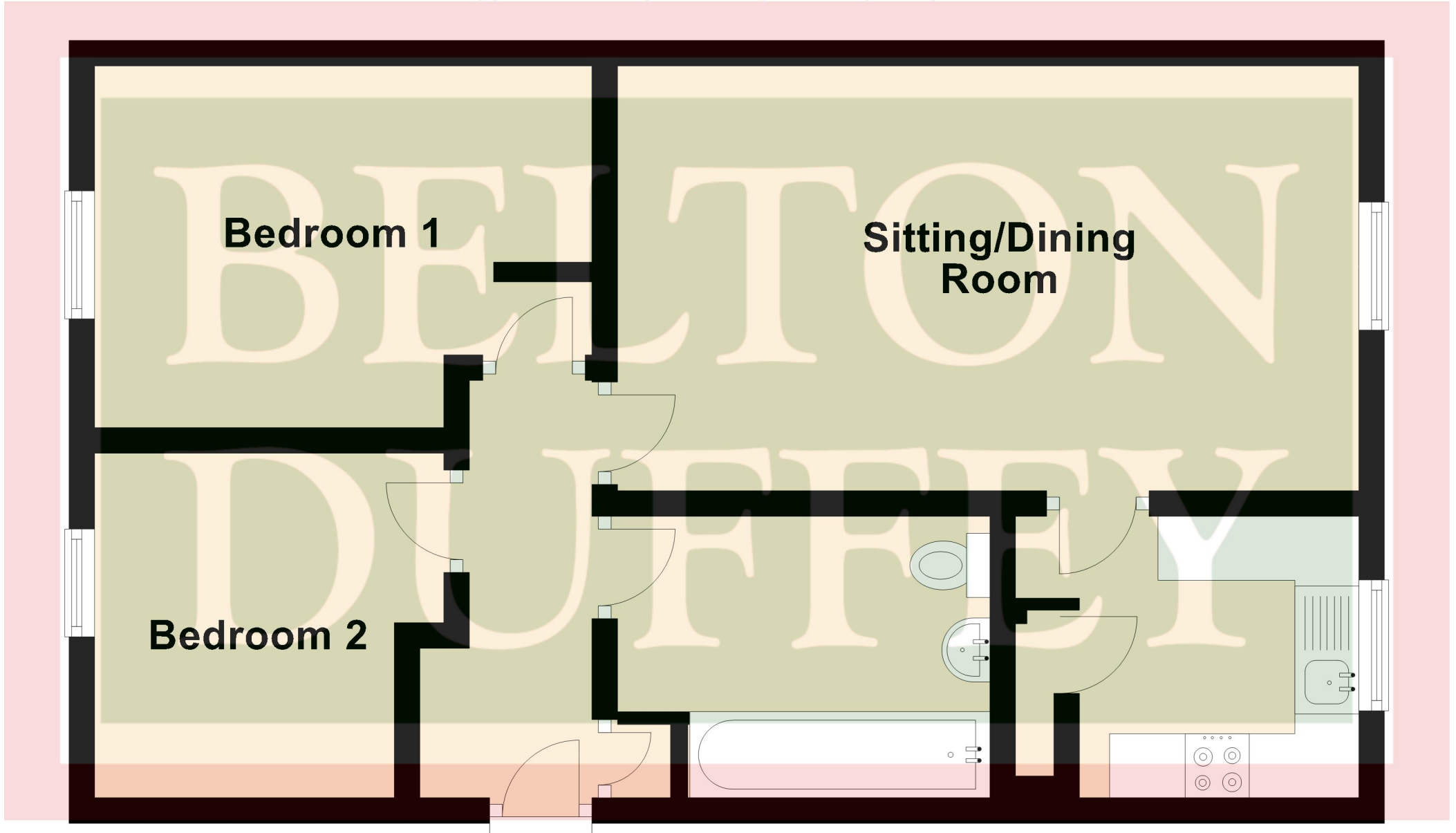
5) Sorry no pets.

DIRECTIONS

From the Agents offices proceed on foot left onto New Conduit Street and at the bottom of New Conduit Street turn right into the High Street. Continue down here until you reach the Tuesday Market Place. Continue round passing Fraser Dawbarns Solicitors and take the next left hand turning into Page Stair Lane. Proceed to the bottom of Page Stair Lane and Trinity Quay will be seen ahead of you. Number 23 is located on the second floor of the middle block.

Second Floor

Approx. 56.0 sq. metres (602.7 sq. feet)



Total area: approx. 56.0 sq. metres (602.7 sq. feet)

OTHER INFORMATION

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

Council Tax Band A.

Night Storage 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.

