



**Flat H, 11 Clement Atlee Way , King's Lynn
£625 per calendar month**

BELTON DUFFEY



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

A modern one double bedroom first floor apartment in a popular location within walking distance of the hospital.

DESCRIPTION

Flat H, 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 and fitted kitchen with oven, hob, extractor, space for automatic washing machine and space for fridge/freezer, dual aspect windows. 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 EXTERNAL PHOTOGRAPHS ARE 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 HALL

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

BEDROOM

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

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

KITCHEN/SITTING ROOM/DINING ROOM

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

Kitchen area with a range of wall and base units with granite 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 and fridge/freezer, wood effect vinyl flooring. Sitting room/dining room area, radiator, fitted carpet, TV, satellite and telephone point and dual aspect windows.

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 black slate 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 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 - £625.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.
- 5) Sorry no pets.

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.

SERVICES AND EPC RATING

Gas fired central heating.

EPC - C.

LOCAL AUTHORITY

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

VIEWING

Strictly by appointment with the agent.



AWAITING

FLOORPLAN





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.

