

GENERAL VIEW



Flat 7 Friars Place, Friars Street, King's Lynn
£700 per calendar month

BELTON DUFFEY

FLAT 7 FRIARS PLACE, FRIARS STREET, KING'S LYNN, NORFOLK, PE30 5AW

one bedroom first floor apartment within walking distance of the town centre with allocated parking.

DESCRIPTION

A one bedroom first floor apartment within walking distance to the town centre. The accommodation briefly comprises; communal entrance door, inner hallway, main hallway with airing cupboard, open plan sitting room/dining room with fitted kitchen, bedroom and bathroom. The property also benefits from an allocated parking space, communal store and courtyard.

SITUATION

The property is situated in the popular Friars area of King's Lynn which is a residential area located off London Road, being close to the town centre. In the vicinity local shops, primary and secondary schools and a regular bus service. There is good access to the Queen Elizabeth Hospital, and the various industrial estates. The railway station and town library are within walking distance of the property, as is "The Walks" park area.

COMMUNAL ENTRANCE HALL

Communal entrance door leading to communal entrance hallway with staircase leading to the first floor

ENTRANCE HALL

2.24m x 1.83m maximum into extremes (7' 4" x 6') L-shaped entrance hall, Dimplex night storage heater, airing cupboard with double size insulated cylinder and slatted shelving, loft access, doors to the bedroom, bathroom and glazed door leading to:

OPEN PLAN SITTING ROOM/KITCHEN/DINING ROOM

5.36m x 4.42 maximum into kitchen (17' 7" x 14' 6")

L shaped granite style worktop with stainless steel sink unit, chrome mixer tap, white cupboards with soft close drawers under, matching wall cupboards and floor unit. 4 Ring stainless steel hob with electric oven and extractor, space for fridge and washing machine, tiled wall areas, TV point, breakfast bar, electric panel heater and electric wall heater, double glazed windows to the front and fitted carpet.

BEDROOM

3.05m x 3.00m (10' x 9' 10")

Double glazed window to rear, electric panel heater, telephone point.

BATHROOM

2.18m x 1.88m (7' 2" x 6' 2")

New three piece bathroom suite comprising of panelled bath with electric shower over, low level WC, pedestal wash hand basin, double glazed window to rear and electric wall heater.





OUTSIDE

There is a brick weaved parking space to the front of the property and to the rear is a communal drying area with a storage building with a light for bicycles etc

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.uk/rtr-prove/id-question
- 4) Deposit - £700.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From the agents office, proceed out of town on the London Road and continue along towards the end of London Road and before the Southgates, turn right into Friars Street. Continue along, bearing right and you will see an archway about half way down leading to Friars Place and the property will be seen on the right hand side.

OTHER INFORMATION

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

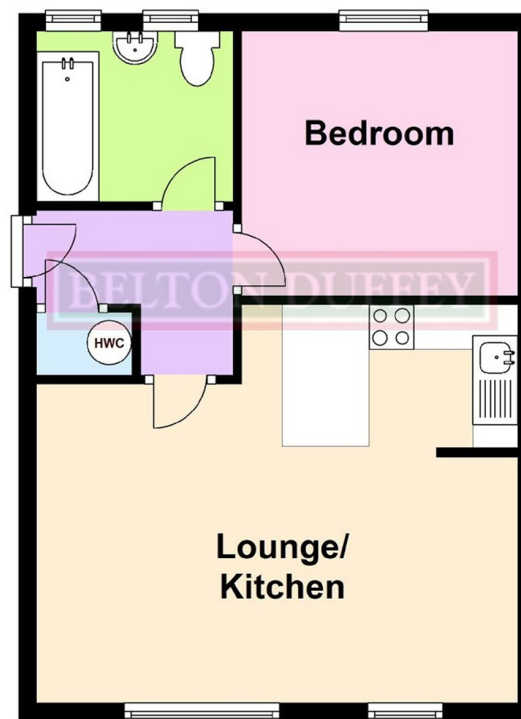
Electric heating.

EPC rating band D.

VIEWING

Strictly by appointment with the agent.

Ground Floor



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

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

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