



Bellfosters, King's Lynn
£725 per calendar month

BELTON DUFFEY



BELLFOSTERS,

4 KINGS STAITHE LANE, KING'S LYNN, NORFOLK, PE30 1LZ

DESCRIPTION

A two bedroom Grade II Listed period 2nd floor apartment within walking distance of the Town Centre.

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The property is situated in a most convenient central location in this historic part of Kings Lynn, just off Kings Staithe Square and Purfleet Quay, home of the famous Customs House. The property is installed with Gas-fired central heating and has a communal entrance door leading to a communal hall with staircase to second floor accommodation. The accommodation briefly comprises sitting room, kitchen with cooker, 2 bedrooms one with fitted wardrobe and a bathroom.

SITUATION

Kings Staithe is situated in this historic part of Kings Lynn. It has the advantage of being within walking distance of the High Street and the river front which has undergone extensive improvements within the last few years. Kings Lynn has a historic on the Great River Ouse and a world renowned medieval centre; the walk from Nelson Street to St Nicholas Chapel has been described as one of the finest in Europe. The train station is within walking distance and has a direct link to London Kings Cross of approximately 1 hour 15 minutes. The North Norfolk coast, an area of outstanding natural beauty,

SITTING ROOM

3.66m minimum x 2.69m (12' minimum x 8' 10")

Fitted carpet, window to side and rear, radiator, TV point.

KITCHEN

2.84m x 2.62m max (9' 4" x 8' 7" max)

A range of wall and base units with worktops over, stainless steel sink and drainer, window to side, radiator, floor mounted gas fired central heating boiler, space for fridge freezer, storage cupboard housing hot water tank, vinyl flooring.

BEDROOM

4.04m x 2.57m (13' 3" x 8' 5") Into wardrobe recess.

Fitted carpet, built in wardrobe, radiator, window to rear.

BEDROOM 2

2.82m max x 2.03m (9' 3" max x 6' 8")

Fitted carpet, window to rear.



BATHROOM

2.44m x 1.68m (8' x 5' 6")

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, vinyl flooring.

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/rtr-prove/id-question)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 4) Deposit - £725.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From the Agents offices on foot proceed down New Conduit Street turning left into High Street. Proceed past Lloyds TSB Bank and take the next right hand turning to the public car park; proceed ahead where you will see Clifton House on the left hand side and Page Stair Lane is just to the right of this. Continue down here and Bellfosters can be accessed through an arch on the left hand side approximately half way down

OTHER INFORMATION

Gas fired central heating.

EPC band E.

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

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.

