



Flat B, 11 Clement Attlee Way, King's Lynn
£725 per calendar month

BELTON DUFFEY



FLAT B, 11 CLEMENT ATTLEE WAY, KING'S LYNN, NORFOLK, PE30 4EJ

A modern one double bedroom ground floor apartment with Juliet balcony and patio doors in a popular location, within walking distance of the hospital.

DESCRIPTION

A modern one double bedroom ground floor apartment with Juliet balcony and patio doors in a popular location, within walking distance of the hospital.

The accommodation briefly comprises: entrance hall, open plan sitting/dining room, fitted kitchen, 1 double bedroom and bathroom with electric shower over bath. Gas central heating. Communal satellite dish. Neutral décor and fitted carpets throughout.

Outside, there is allocated parking.

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, storage cupboard, telephone entry system.

KITCHEN/SITTINGROOM/DINING ROOM

4.83m x 4.04m (15' 10" x 13' 3") Fitted worktops with cupboard and drawers under, stainless steel sink unit, electric oven and gas hob with extractor over, space for washing machine and fridge/freezer, dual aspect windows, vinyl flooring, gas fired central heating boiler. Fitted carpet to sitting room, radiator, dual aspect windows and Juliet balcony.

BATHROOM

Panelled bath with shower over and shower screen, pedestal wash hand basin, low level WC, radiator, window to side, vinyl flooring



OUTSIDE

There is a communal bike store, bin store and allocated parking.

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 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.



AWAITING

FLOORPLAN

OTHER INFORMATION

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

Council Tax Band A.

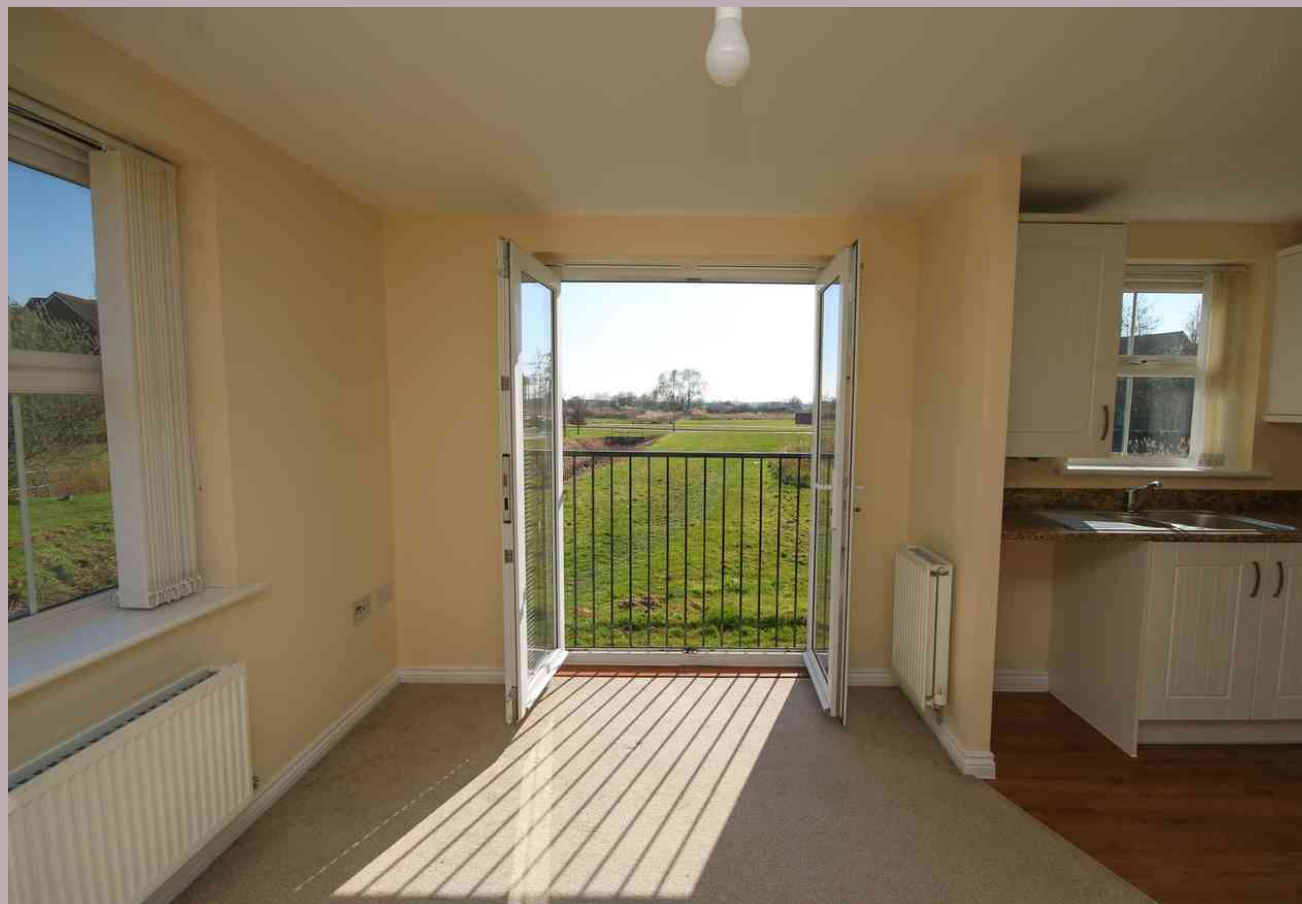
Gas central heating.

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.

