



Flat 5 Chambers Court, Dersingham
£695 per calendar month

BELTON DUFFEY



FLAT 5 CHAMBERS COURT, DERSINGHAM, NORFOLK, PE31 6GY

A modern first floor one bedroom apartment in a popular village location with allocated parking.

DESCRIPTION

A modern one bedroom first floor apartment situated in a popular village location.

The accommodation briefly comprises sitting room/kitchen with electric oven, hob and extractor, plumbing for washing machine, space for fridge, one double bedroom, bathroom with bath and shower over. The property has double glazing and electric heating.

Outside the property benefits from allocated parking.

SITUATION

Dersingham is situated approximately midway between King's Lynn and Hunstanton in close proximity to The Wash and the West Norfolk coast. The village borders the Sandringham Estate and is within easy reach of the picturesque North Norfolk coast. It has all the usual amenities, including two supermarkets, local shops, schools, Doctor's Surgery, public houses and various social facilities. The larger towns of King's Lynn to the south and Hunstanton to the north are easily accessible. The area is well known for its seaside villages on the shores of The Wash which offer swimming, sailing, wind surfing, bird watching, etc.

HALLWAY

Entrance hall, solid wood door, fitted carpet, airing cupboard.

SITTING ROOM/DINING ROOM

Fitted carpet, triple aspect double glazed windows, telephone and TV point, 2 electric heaters, loft access.

KITCHEN AREA

A range of fitted wall and base units with worktops over, built in electric oven and hob with extractor over, stainless steel sink and drainer with swan neck mixer tap, plumbing and space for automatic washing machine, space for fridge freezer, plinth heater and vinyl flooring.

BEDROOM

Fitted carpet, electric heater, 2 UPVC windows.



BATHROOM

Three piece bathroom suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, electric heater and vinyl flooring.

OUTSIDE

To the rear of the property there is communal parking area with allocated parking for one car.

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)
<https://right-to-rent.service.gov.uk/rtr-prove/id-question>
- 3) Deposit - £695.00. (Capped at no more than 5 weeks' rent).
- 4) To be let unfurnished.

DIRECTIONS

From King's Lynn proceed out of town along Edward Benefer Way (Northern Bypass) into Low Road, South Wootton and continue straight over the traffic lights into Grimston Road. At the top of Grimston Road you will reach the Knights Hill roundabout, take the first exit signposted A149 Hunstanton, continue for approximately 7 miles entering the village of Dersingham and take the second exit into the village. Proceed through the village passing Manor Road and take the next right-hand turning into Post Office Road and Chambers Court is on the left.



AWAITING

FLOORPLAN

OTHER INFORMATION

Borough Council of King's Lynn and West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk PE30 1EX. Telephone 01553 616200. Tax Band A

Electric heating.

EPC band 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.

