



Fairways House Old Sunway, King's Lynn
£925 per calendar month

BELTON DUFFEY



FAIRWAYS HOUSE OLD SUNWAY, KING'S LYNN, NORFOLK, PE30 1DN

Brand new exclusive development of nine, 2 bedroom apartments with modern open-plan kitchen/living space, town centre location, a short walk to bus and train stations.

DESCRIPTION

A brand new exclusive development of nine, 2 bedroom apartments with modern open-plan kitchen/living space, situated in the town centre and just a short walk to the bus and train stations.

Each apartment benefits from gas central heating and UPVC double glazing and briefly comprises open-plan kitchen/sitting/dining room, 2 bedrooms and a bathroom.

Please note: Flat No.1 has been used as an example of the size and style, although each apartment may vary slightly and photographs show variety of the flats. We would encourage an early viewing of these exclusive, modern town centre apartments. Available from February 2025

SITUATION

The Fairways House Apartments are centrally located in the town centre, with the bus station and train station (mainline to London Kings Cross) just a short walk away.

It has the dual advantage of being within walking distance of the High Street and the river front, which has undergone extensive improvements within the last few years. King's Lynn is a historical port on the River Great Ouse and an internationally renowned medieval centre. The walk from Nelson Street, located at the top of King's Street, down King's Street and on to St Nicholas' Chapel has been described as one of the finest in Europe.

The Royal Estate of Sandringham and the North Norfolk coast within driving distance.

COMMUNAL HALLWAY

9.74m x 2.40m (31' 11" x 7' 10") Entrance doors to outside, staircase to first floor, door into

APARTMENT 1 (GROUND FLOOR)

LOBBY

Door into communal hall, storage cupboard housing the Strom boiler and door into hall.

INNER HALL

2.31m x 1.75m (7' 7" x 5' 9")



OPEN-PLAN KITCHEN/DINING/LIVING ROOM

5.95m x 4.16m (19' 6" x 13' 8") Black granite effect worktop with 1.5 bowl stainless steel sink unit and chrome mixer tap, tiled splashbacks, light grey coloured cupboards and drawers under, matching wall cupboards, integrated fan assisted cooker, 4 ring ceramic hob with stainless steel extractor over, 2 windows to front and radiator.

BEDROOM 1

3.51m x 2.96m (11' 6" x 9' 9") Window to rear and radiator.

BEDROOM 2

2.96m x 2.30m (9' 9" x 7' 7") Window to rear and radiator.

BATHROOM

2.25m x 1.80m (7' 5" x 5' 11") White suite comprising panelled bath with shower over with mains 'rainfall' shower and shower screen, low level WC, wash hand basin set in vanity unit having tiled splashback and double cupboard under, wood effect flooring, towel rail, extractor and frosted window to side.

ADDITIONAL INFORMATION

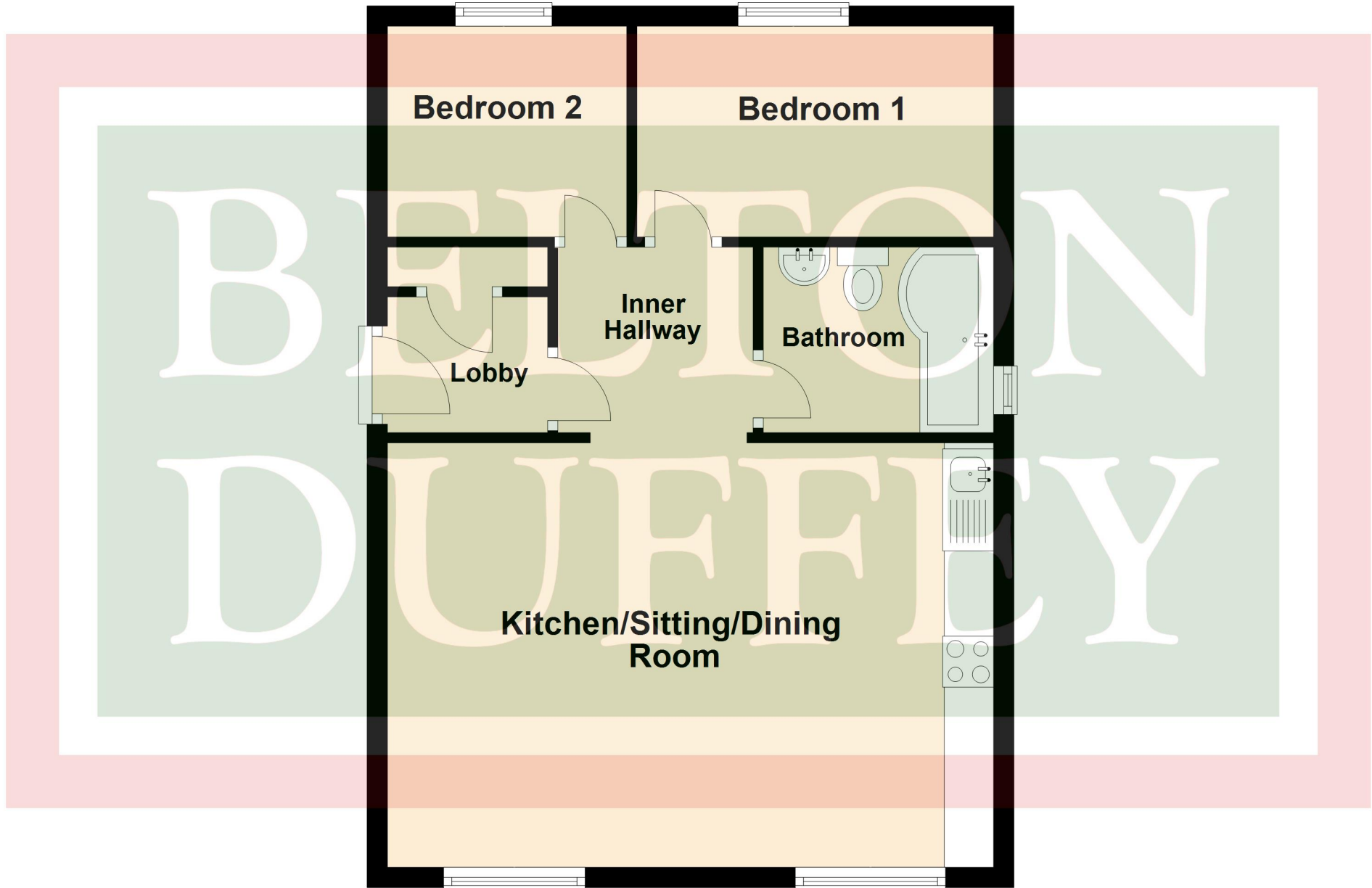
- 1) The Lettings Hub undertake the referencing process by sending you an email with a link asking you to create an account and access an application form. You can return to the Hub at any time to view the latest status of your application and see exactly which referees we are waiting for, or if we are 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>
- 4) Deposit - £925.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

When approaching on foot, from Sainsbury's car park, Fairways House is located at the rear of 34-36 Norfolk Street which is on the the right before the walkway (Paradise Lane) through to Norfolk Street.

Ground Floor

Approx. 49.1 sq. metres (528.3 sq. feet)



Total area: approx. 49.1 sq. metres (528.3 sq. feet)

OTHER INFORMATION

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

EPC - TBC.

Gas central heating.

VIEWING

Strictly by appointment with the agent.





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.

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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.

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