



Flat 4 5 Portland Street, King's Lynn
£650 per calendar month

BELTON DUFFEY



FLAT 4 5 PORTLAND STREET, KING'S LYNN, NORFOLK, PE30 1PB

A fully refurbished, 1 bedroom basement apartment situated in a convenient location, close to the railway and bus station.

DESCRIPTION

A fully refurbished, 1 bedroom basement apartment situated in a convenient location, close to the railway and bus station.

The accommodation briefly comprises entrance: lobby, kitchen/sitting/dining room, bedroom and shower room. The property is installed with electric heating.

On street parking is available via a residential permit parking, which can be purchased for approximately £400 per annum from the Borough Council of King's Lynn & West Norfolk, please contact them for further details.

SITUATION

Portland Street is situated close to the town centre with easy access to the various industrial estates, local shops, schools and social amenities. The North Norfolk coast, an area of outstanding natural beauty, is to the north. Cambridge and Norwich cities are also within driving distance.

ENTRANCE LOBBY

L-shaped 1.37m x 1.75m max (4' 6" x 5' 9") Sealed unit double glazed door to outside, cupboard housing electric trip switches for flats at No. 5 Portland Street, part glazed door into

OPEN-PLAN SITTING ROOM/DINING ROOM/KITCHEN

7.03m x 3.54m narrowing to 2.64m (23' 1" x 11' 7" narrowing to 8' 8") Woodgrain effect worktop with stainless steel sink and chrome mixer tap, light grey coloured cupboards and drawers under, ceramic 4 ring hob with extractor over, fan assisted oven under, space and plumbing for automatic washing machine and space for fridge freezer. Further worktop with double cupboard under and adjoining breakfast bar, electric trip switches, Ducasa electric wall heater.

SHOWER ROOM

2.02m x 2.22m max (6' 8" x 7' 3" max) Corner entry shower cubicle with Bristan electric shower, low level WC with concealed cistern, wash hand basin double cupboard under and chrome mixer tap, extractor and white electric towel rail. Airing cupboard with insulated cylinder and immersion.

BEDROOM

3.28m x 2.67m max (10' 9" x 8' 9" max) Ducasa electric wall heater.



ADDITIONAL INFORMATION

1) References - For tenancies commencing from the 1st June 2019 the tenant fee ban applies, therefore agents can no longer charge for tenant referencing.

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) Deposit - £750.00 (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

DIRECTIONS

From the town centre proceed out of town along Railway Road and take the right hand turning into Portland Street and the property will be seen on the left hand side.

OTHER INFORMATION

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

Council Tax Band A.

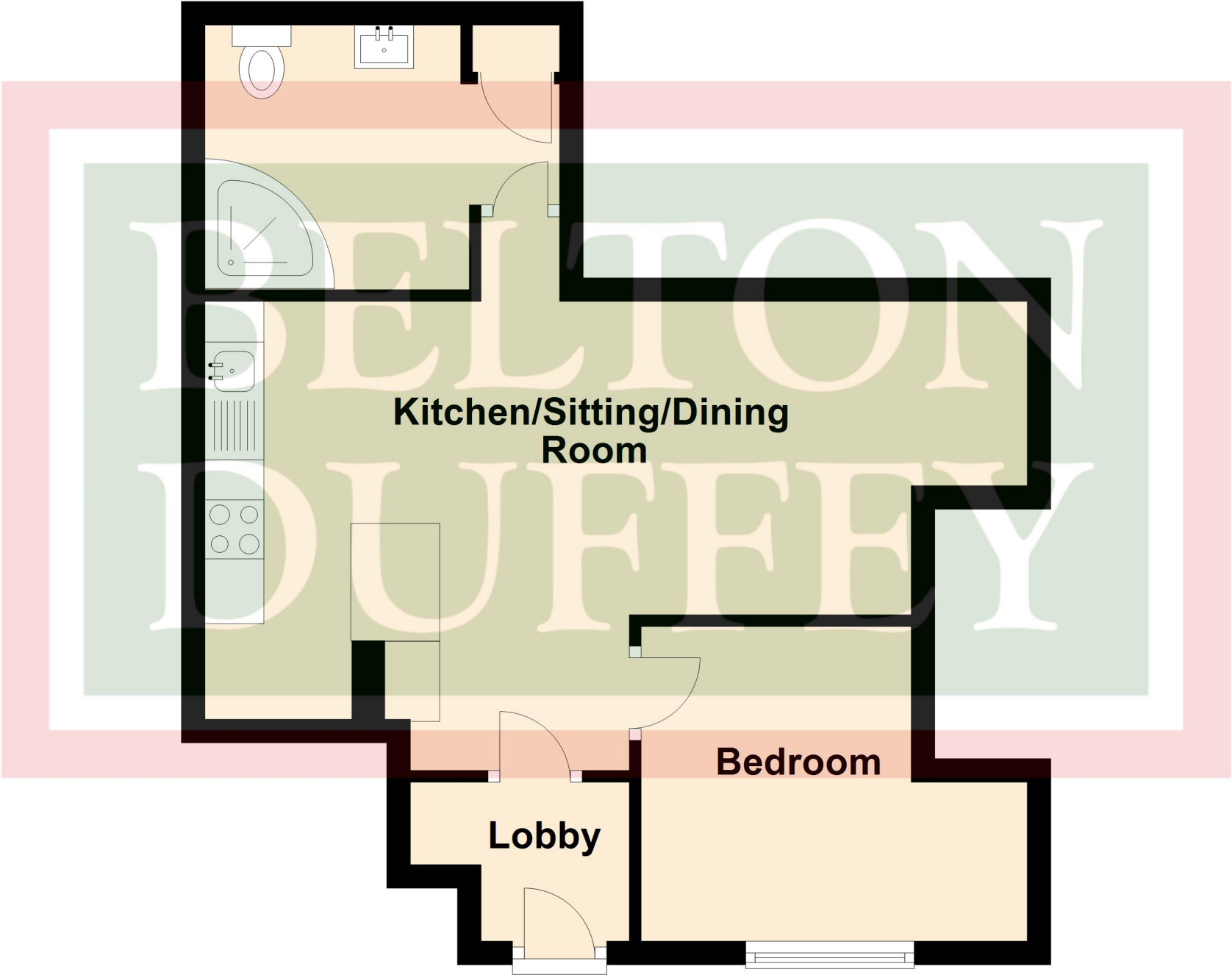
Electric heating.

EPC TBC

VIEWING

Strictly by appointment with the agent.

Ground Floor







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.

