



7 Bransby Close, King's Lynn
£795 per calendar month

BELTON DUFFEY



7 BRANSBY CLOSE, KING'S LYNN, NORFOLK, PE30 5RY

A two bedroom first floor flat in a popular location with communal parking and gardens.

DESCRIPTION

7 Bransby Close is a first floor two bedroom flat with communal parking and garden.

The accommodation briefly comprises communal door leading to entrance hall, entrance door, sitting room/dining room, kitchen, two bedrooms and bathroom. The property benefits from double glazing, night storage heating, communal parking and garden.

SITUATION

King's Lynn is a historic market town with its medieval port. There is a main line railway connection to London Kings Cross. There is a wide range of shops and recreational facilities.

COMMUNAL ENTRANCE HALLWAY

Stairs to first floor.

ENTRANCE HALLWAY

Fitted carpet, telephone entry system, 2 storage cupboards, electric heater.

KITCHEN

7' 3" x 7' 1" (2.20m x 2.15m)

A range of wall and base units with worktops over, stainless steel sink and drainer, built in electric oven with ceramic hob, space for fridge/freezer, plumbing and space for automatic washing machine, window to side, vinyl flooring.

SITTING ROOM/DINING ROOM

14' 6" x 10' 6" (4.41m x 3.20m, 5.21 max) L - shaped sitting room/dining room, fitted carpet, TV and telephone points, windows to front, electric heater.

BEDROOM 1

11' 2" x 9' 10" (3.40m x 2.99m) Fitted carpet, electric heater, window to rear.



BEDROOM 2

9' 11" x 6' 5" (3.02m x 1.95m) Fitted carpet, electric heater, window to rear.

BATHROOM

7' 3" x 5' 8" (2.20m x 1.72m) Panelled bath with electric shower over, vanity wash hand basin, low level WC, electric heater, window to side, vinyl flooring.

OUTSIDE

There is a communal garden and communal 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>
- 4) Deposit - £795.00.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From King's Lynn town centre take the Gaywood Road. Turn right at the traffic lights at Tennyson Avenue. Proceed across the railway line to Tennyson Road and take the third turning on the left into the Avenue Road then immediately right into Bransby Close where the property is situated on the left hand side.



AWAITING

FLOORPLAN

OTHER INFORMATION

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

Electric heating

EPC band C

VIEWING

Strictly by appointment with the agent.



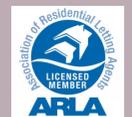


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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

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.