



**Flat 2 78 Norfolk Street, King's Lynn**  
**£650 per calendar month**

**BELTON DUFFEY**



## FLAT 2 78 NORFOLK STREET, KING'S LYNN, NORFOLK, PE30 1AD

A recently refurbished first floor studio flat located in the town centre.

### DESCRIPTION

A recently refurbished first floor studio flat in King's Lynn town centre near bus & train stations, shopping precinct, supermarkets & amenities.

The accommodation briefly comprises: Hallway, living room/bedroom, kitchen and bathroom.

### SITUATION

King's Lynn is a historic town situated on the River Great Ouse approximately 11 miles from the Norfolk Coast. It boasts a frequent, electric main line rail link to Ely, Cambridge & London Kings Cross.

Highlights include two Market Places, Minster, Old Town, popular Quay area with waterside eateries, swimming pool & Alive Leisure Centre. The town centre has a pedestrianised shopping area with a lively combination of national retailers, specialist shops & traditional family businesses.

In the vicinity are local shops, supermarkets, primary, secondary schools & University Centre West Anglia, sports & gym facilities, a regular bus service to the town centre, access to the Queen Elizabeth Hospital & the various industrial estates.



### HALLWAY

### LIVING ROOM/BEDROOM

Storage heater. Window to rear.

### KITCHEN

Base & wall units with worktops over. Integrated oven & hob. Sink & drainer. Electric water heater. Plumbing for washing machine.

### BATHROOM

Shower cubicle with electric shower, wash hand basin & WC. Down-flow heater.



### **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 - £650.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

### **DIRECTIONS**

From the Agent's offices proceed out of Blackfriars Street, turning left into Railway Road. Continue along in the right hand lane and at the traffic lights just before Lidl supermarket turn right into Norfolk Street. The property will be seen on the left hand side.

### **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

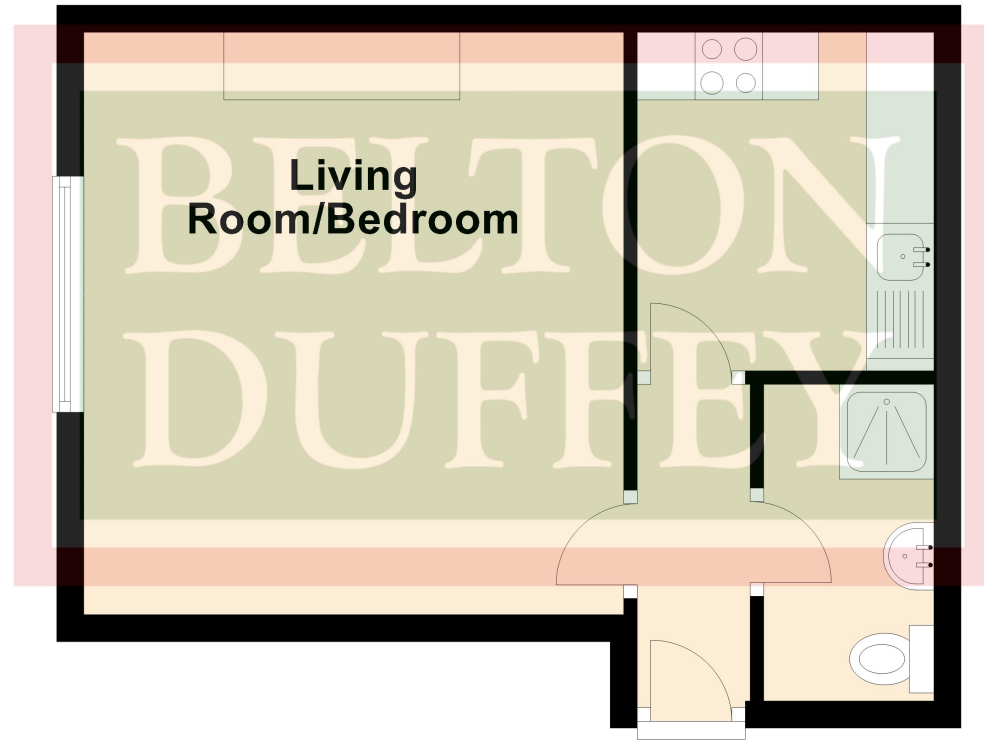
Electric heating.

EPC RATING: D

### **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](http://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.

