



4 Reffley Flats Fenland Road, King's Lynn
£775 per calendar month

BELTON DUFFEY



4 REFFLEY FLATS FENLAND ROAD, KING'S LYNN, NORFOLK, PE30 3EQ

A two bedroom first floor apartment which has been recently refurbished throughout in a popular residential area close to local amenities.

DESCRIPTION

A two bedroom first floor apartment located close to local amenities in a popular residential area.

The accommodation briefly comprises: sitting room/dining room, fitted kitchen, two double bedrooms and a bathroom. The property also benefits from being refurbished throughout to include new kitchen and bathroom, new flooring and redecoration.

SITUATION

King's Lynn is a historic medieval port dating back to the 12th century, situated on the River Great Ouse. The winding streets and alleys of the old town remain intact but King's Lynn also boasts an extensive pedestrianized shopping area with a lively combination of national retailers, specialist shops and family businesses. The bustling markets are still held on the informatively names Tuesday and Saturday Market Places.

KITCHEN

2.63m x 1.71m (8' 8" x 5' 7")

A range of brand new wall and base units with worktops over, stainless steel sink and drainer, washing machine and fridge/freezer and space for cooker, radiator, vinyl flooring, window to front.

SITTING ROOM/DINING ROOM

5.98m x 3.65m (19' 7" x 12')

Fitted carpet, radiator, gas fire, window to front.

REAR HALL

2.81m x 9.40m (9' 3" x 30' 10")

Fitted carpet, airing cupboard with gas fired central heating boiler.

BEDROOM 1

4.35m (max) x 2.84m (14' 3" (max) x 9' 4")

Fitted carpet, radiator, window to rear.



BEDROOM 2

3.33m x 2.55m (10' 11" x 8' 4")

Fitted carpet, radiator, window to rear.

BATHROOM

2.02m x 1.77m (6' 8" x 5' 10")

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

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>
- 4) Deposit - £775.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets.

DIRECTIONS

From the Town Centre, travel along Gaywood Road bearing left at Gaywood Clock. Proceed on to the Wootton Road passing the Tesco filling station on the left hand side and take the next turning on the right into Reffley Lane. At the mini roundabout turn right on to Fenland Road and then first left, follow this road to the end where you will find the parking area for the property. On foot take the stairs to the right of the building up to the first floor and the property will be found on this level.



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

Gas fired central heating.

EPC rating band E

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.

