



Flat 3 Chambers Court, Hunstanton Road, Dersingham
£750 per calendar month

BELTON DUFFEY



FLAT 3 CHAMBERS COURT, HUNSTANTON ROAD, DERSINGHAM, NORFOLK, PE31 6GY

A modern ground floor one bedroom apartment in a popular village location with allocated parking.

DESCRIPTION

A modern one bedroom ground floor apartment situated in a popular village location within walking distance of the local amenities.

The accommodation briefly comprises: Sitting room with kitchen area with electric oven, hob and extractor, plumbing for washing machine, space for fridge, one double bedroom and wet room.

The property also benefits from allocated parking, electric heating and double glazing.

SITUATION

Dersingham is situated approximately midway between King's Lynn and Hunstanton in close proximity to The Wash and the West Norfolk coast. The village borders the Sandringham Estate and is within easy reach of the picturesque North Norfolk coast. It has all the usual amenities, including two supermarkets, local shops, schools, Doctor's Surgery, public houses and various social facilities. The larger towns of King's Lynn to the south and Hunstanton to the north are easily accessible. The area is well known for its seaside villages on the shores of The Wash which offer swimming, sailing, wind surfing, bird watching, etc.

SITTING ROOM/KITCHEN AREA

5.08m x 3.87m extending to 5.03m (16' 8" x 12' 8")

Door to communal hall, TV and telephone points, mains smoke alarm, windows to front. A range of wall and base units with worktops, stainless steel sink and drainer with mixer tap, built in oven and hob with extractor over, plumbing and space for automatic washing machine and space for fridge/freezer, night storage heater and electric panel heater, airing cupboard with hot water cylinder.



BATHROOM

2.20m x 2.51m maximum. (7' 3" x 8' 3")

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, extractor fan, electric heater, vinyl flooring.

BEDROOM 1

3.67m x 2.78m (12' x 9' 1")

Electric panel heater, window to rear.

OUTSIDE

To the rear of the property is a communal parking area and communal bin store.

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 King's Lynn proceed out of town along Edward Benefer Way (Northern Bypass) into Low Road, South Wootton and continue straight over the traffic lights into Grimston Road. At the top of Grimston Road you will reach the Knights Hill roundabout, take the first exit signposted A149 Hunstanton, continue for approximately 7 miles entering the village of Dersingham and take the second exit into the village. Proceed through the village passing Manor Road and take the next right-hand turning into Post Office Road and Chambers Court is on the left.



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.



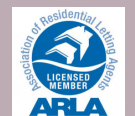


BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

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.