



**4 Bellfosters, Kings Staithe Lane, King's Lynn**  
**£550 Per Calendar Month**

**BELTON DUFFEY**





## **4 BELLFOSTERS, KINGS STAITHE LANE, KING'S LYNN, NORFOLK, PE30 1LZ**

A 2 bedroom Grade II Listed period 2nd floor apartment within walking distance of the Town Centre.

### **DESCRIPTION**

A 2 bedroom Grade II Listed period 2nd floor apartment within walking distance of the Town Centre.

The property is situated in a most convenient central location in this historic part of Kings Lynn, just off Kings Staithe Square and Purfleet Quay, home of the famous Customs House. The property is installed with Gas-fired central heating and has a communal entrance door leading to a communal hall with staircase to second floor accommodation. The accommodation briefly comprises sitting room, kitchen with cooker, 2 bedrooms one with fitted wardrobe and a bathroom. The property has also been redecorated throughout.



### **SITUATION**

Kings Staithe is situated in this historic part of Kings Lynn. It has the advantage of being within walking distance of the High Street and the river front which has undergone extensive improvements within the last few years. Kings Lynn has a historic on the Great River Ouse and a world renowned medieval centre; the walk from Nelson Street to St Nicholas Chapel has been described as one of the finest in Europe. The train station is within walking distance and has a direct link to London Kings Cross of approximately 1 hour 15 minutes. The North Norfolk coast, an area of outstanding natural beauty, is within easy motoring distance with its leisure facilities, including sandy beaches, sailing, bird watching, etc.

### **SITTING ROOM**

3.66m minimum x 2.69m (12' minimum x 8' 10")

Fitted carpet, window to side and rear, radiator, TV point.



### **KITCHEN**

2.84m x 2.62m max (9' 4" x 8' 7" max)

A range of wall and base units with worktops over, stainless steel sink and drainer, window to side, radiator, floor mounted gas fired central heating boiler, space for fridge freezer, storage cupboard housing hot water tank, vinyl flooring.

### **BEDROOM 1**

4.04m x 2.57m (13' 3" x 8' 5") Into wardrobe recess.

Fitted carpet, built in wardrobe, radiator, window to rear.



## **BEDROOM 2**

2.82m max x 2.03m (9' 3" max x 6' 8")

Fitted carpet, window to rear.

## **BATHROOM**

2.44m x 1.68m (8' x 5' 6")

Panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, vinyl flooring.

## **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 create an account so you can log into the Hub and access your application form. Once you have completed and submitted your form, you can return to the Hub at any time to view the latest status of your application. You will be able to see at a glance exactly which referees we are waiting for, or if we are waiting for any further information from you. You can also help speed up the application process yourself by uploading any documents we require directly to the Hub.

2) Anti-money laundering - We will undertake anti-money laundering checks including checks for politically exposed persons (PEPs).

3) Deposit £550.00. (Capped at no more than 5 weeks' rent).

4) To be let unfurnished.

5) Sorry no pets or children.

## **DIRECTIONS**

From the Agents offices on foot proceed down New Conduit Street turning left into High Street. Proceed past Lloyds TSB Bank and take the next right hand turning to the public car park; proceed ahead where you will see Clifton House on the left hand side and Page Stair Lane is just to the right of this. Continue down here and Bellfosters can be accessed through an arch on the left hand side approximately half way down.

## **SERVICES AND EPC RATING**

Gas-fired central heating to radiators. EPC Rating 66 - D.

## **LOCAL AUTHORITY**

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Tel 01553 692722 Tax Band B.

## **VIEWING**



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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.

