



**8 Anderson Close, King's Lynn**  
**£795 per calendar month**

**BELTON DUFFEY**



## **8 ANDERSON CLOSE, KING'S LYNN, NORFOLK, PE30 2DJ**

A well presented two bedroom first floor apartment situated in a convenient location.

### **DESCRIPTION**

A well presented first floor 2 bedroom flat situated in a convenient location, close to the town centre of King's Lynn.

The property also benefits from double glazing, gas fired central heating and briefly comprises: entrance hall, kitchen, sitting/dining room, 2 bedrooms and a bathroom.

Outside, the property has a 2 stores and a communal yard/drying area.

PLEASE NOTE: The front photograph is a general view of the development.

### **SITUATION**

In the vicinity are local shops, primary and secondary schools, a regular bus service to the town centre and access to the Queen Elizabeth Hospital and the various industrial estates.

### **ENTRANCE HALL**

3.07m x 1.01m (10' 1" x 3' 4") Oak effect laminate flooring, telephone point, electric trip switches, radiator, ceiling light.

### **SITTING ROOM/DINING ROOM**

4.55m x 3.36m (14' 11" x 11') Oak effect laminate flooring, twin aspect windows, two radiators, television point, ceiling light.

### **BEDROOM 1**

3.60m x 3.63m (11' 10" x 11' 11") Oak effect laminate flooring, window to rear aspect. radiator, built-in wardrobe with hanging rail and shelf.

### **BEDROOM 2**

3.07m x 2.33m (10' 1" x 7' 8") Oak effect laminate flooring, radiator, window to side aspect, cupboard housing Glow Worm Flexicom 24cx combi boiler with timer.



## KITCHEN

3.44m x 2.17m (11' 3" x 7' 1") Granite effect worktop with stainless steel sink unit and chrome mixer tap, 4 ring gas hob with stainless steel and glass extractor over, white gloss cupboards under, Samsung fan assisted oven, further matching worktop with cupboards and drawer under, shelves, matching wall cupboard.

## BATHROOM

1.74m x 0.81m (5' 9" x 2' 8" extending to 2.47m) P-shaped shower bath with chrome mixer tap and shower attachment, shower screen, low level WC, wash hand basin, fully tiled walls, heated chrome towel rail, extractor, frosted window to front, Dimplex wall heater.

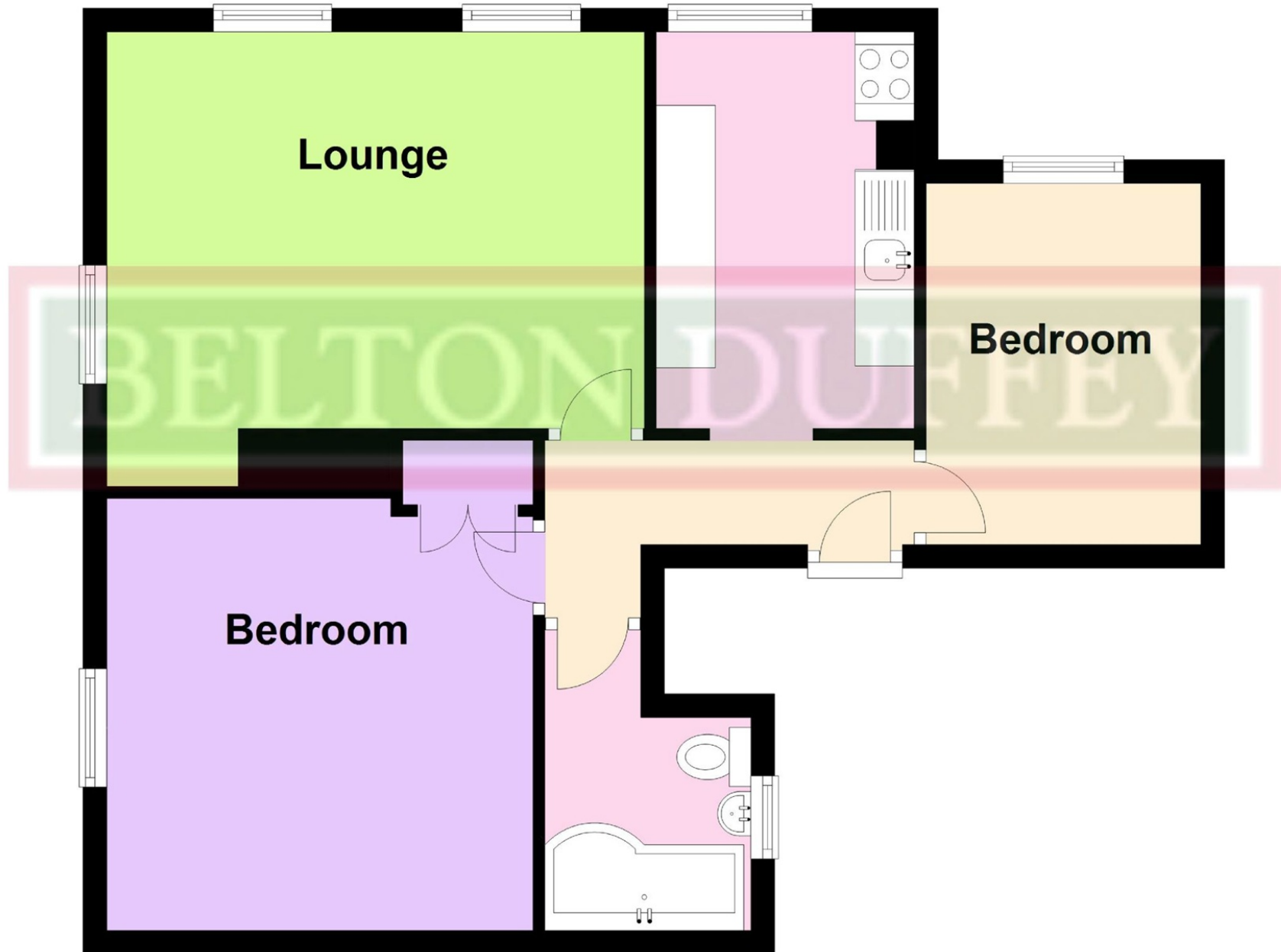
## OUTSIDE

The property has access to a communal garden area, communal drying area and store shed. There is also an additional store shed situated on the first floor.

## 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 - £795.00.00. (Capped at no more than 5 weeks' rent).
- 5) To be let unfurnished.
- 6) Sorry no pets permitted under the head lease.

# Ground Floor



## **DIRECTIONS**

From King's Lynn, proceed out of town on Little port Street and onto Gaywood Road, turning left into Loke Road opposite the College of West Anglia. Proceed down here and at the mini roundabout go straight over, taking the second exit onto Raby Avenue. Follow this road taking the next turning on the left onto Turbus Road, following this road round taking the next turning on the right onto Anderson Road. The property will be seen on the right hand side.

## **OTHER INFORMATION**

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

Gas fired Central heating.

EPC - C.

## **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](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.