



Flat 20 Churchill Court, Telford Close, King's Lynn
£850 per calendar month

BELTON DUFFEY



FLAT 20 CHURCHILL COURT, TELFORD CLOSE, KING'S LYNN, NORFOLK, PE30 4TZ

A purpose built two bedroom second floor flat situated in a popular residential area within walking distance of the hospital with allocated parking.

DESCRIPTION

A two bedroom purpose built second floor flat situated in a popular residential area within walking distance of the hospital.

The property was redecorated with new floorings throughout and new heaters earlier this year.

The accommodation briefly comprises communal entrance leading to a secure inner lobby and own front door, entrance hall, living/dining room, kitchen with electric cooker, plumbing for washing machine, 2 bedrooms and a bathroom with shower over bath and an extra hobbies/store room. Outside, the property benefits from allocated parking.

SITUATION

Telford Close is in a popular residential area with its regular bus service and is situated to closeby Gaywood with its doctor's surgery, local shops, library, supermarket and schools. There is good access to the town centre and to the Queen Elizabeth Hospital.

COMMUNAL ENTRANCE HALL

Telephone entry system, stairs to all floors.

ENTRANCE HALL

5.60m x 0.90m (18' 4" x 2' 11") Telephone entry system, hardwood door, private store room with electric meter, post box, electric heater, fitted carpet, airing cupboard with shelving and hot water tank.

SITTING/DINING ROOM

4.35m x 3.53m (14' 3" x 11' 7") Fitted carpet, windows to rear, 2 electric heaters, windows to rear, TV and telephone points.

KITCHEN

3.38m x 1.80m (11' 1" x 5' 11") A range of newly fitted wall and base units with worktops over, stainless steel sink and drainer with swan neck mixer tap, plumbing and space for automatic washing machine, electric oven and hob with extractor over and space for fridge, window to rear and vinyl flooring.

BEDROOM 1

3.76m x 2.95m (12' 4" x 9' 8") Fitted carpet, electric heater, window to front, TV point.



BEDROOM 2

3.28m x 2.55m (10' 9" x 8' 4") Fitted carpet, electric heater TV point, window to front.

BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level WC, electric heater, extractor fan, window to front, vinyl flooring.

STORE/STUDY AREA

2.06m x 1.60m (6' 9" x 5' 3") Power and light.

OUTSIDE

There is an allocated parking space and communal bike store.

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>

4) Deposit - £850.00. (Capped at no more than 5 weeks' rent).

5) To be let unfurnished.

6) Sorry no pets permitted under the head lease.

7) Please note that the Landlord of this property is an employee of Belton Duffey.

DIRECTIONS

From the town centre travel along Gaywood Road bearing right at the traffic lights on the A148, Gayton Road. Proceed along turning right at the second mini roundabout into Winston Churchill Drive, proceed past the school on the right, at the next mini roundabout go straight over and at the next mini roundabout turn left into Telford Close. Churchill Court can be found on the right hand side, the entrance to the property is to the rear of the block.



OTHER INFORMATION

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX.

Council Tax Band A.

Night storage 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

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.

