



Flat 3, Pooley's Corner The Green, East Rudham
£550 per calendar month

BELTON DUFFEY



FLAT 3, POOLEY'S CORNER THE GREEN, EAST RUDHAM, NORFOLK, PE31 8RD

A one bedroom first floor apartment in a popular village location.

DESCRIPTION

Situated in the centre of East Rudham a first floor one bedroom apartment

The accommodation briefly comprises:

entrance lobby, sitting room/dining room, kitchen with cooker, fridge and storage cupboard with washing machine, one bedroom with fitted wardrobes and a bathroom.

SITUATION

East Rudham is a small historic village with a large village Green and many attractive period properties offering everyday shopping facilities including a village Post Office/stores, butchers shop, kitchen shop, tile shop, public houses, veterinary surgery, primary school, parish Church, interiors shop, playing fields, village hall and a restaurant overlooking the Green. There are local buses to King's Lynn and Fakenham. The North Norfolk coast, an area of outstanding natural beauty, is some 12 miles to the north and the Royal Sandringham Estate is some 7 miles to the west. The fine city of Norwich is approximately 45 minutes drive to the southeast

FIRST FLOOR

ENTRANCE LOBBY

Fitted carpet, electric heater.

SITTING ROOM/DINING ROOM

Fitted carpet, storage heater, TV and telephone point, window to side.

KITCHEN

A range of fitted wall and base units, sink and drainer, electric cooker, fridge, vinyl flooring, window to side storage/ airing cupboard and washing machine.

BEDROOM

Fitted carpet, built in wardrobe, electric heater, window to side.

BATHROOM

Three piece bathroom suite with pedestal wash hand basin, low level WC, panelled bath with shower, vinyl flooring, electric heater, storage cupboard.



ADDITIONAL INFORMATION

- 1) 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)
- 2) Deposit £525.00
- 3) To be let unfurnished.
- 4) Sorry no pets.
- 5) Water rates charged at £20 per month

DIRECTIONS

From Fakenham take the A148 towards King's Lynn on reaching East Rudham the property can be found facing the green adjacent to the Crown Inn.

OTHER INFORMATION

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

Night storage heating.

EPC N/A.

VIEWING

Strictly by appointment with the agent.



BELTON DUFFEY

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.

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