



- TWO Bedroom Split Level Flat
- Bathroom With Overhead Shower
- Gas Central Heating
- Courtyard / Off Street parking Space
- Available From December 2022
- Modern Fitted Kitchen
- Entryphone System
- Double Glazing
- Unfurnished
- EPC Rating E

Available to rent a spacious split level TWO bedroom flat. The property set over approximately 830 sq ft briefly comprises; entrance hall with stairs leading to a small first floor landing, spacious 17'4" lounge with a modern sash window, modern fitted kitchen / breakfast room with cooker and space for washing machine and a bathroom with overhead shower. From the lounge there are stairs leading to the second floor landing and two double bedrooms with eaves storage.

Further benefits include; a brand new gas central heating system, brand new carpets, neutral décor, entry phone system, double glazing and courtyard / off street parking space for one car.

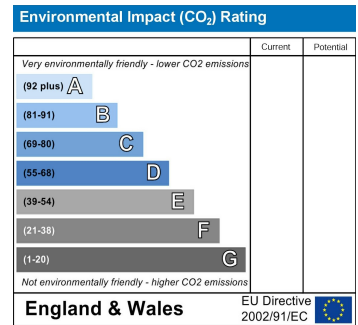
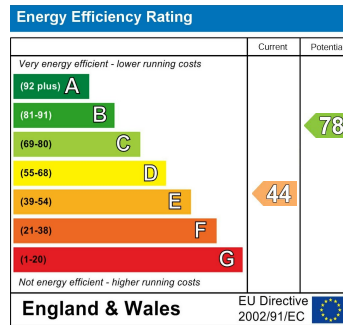
The property is situated within the popular Friars area of King's Lynn. Kings Lynn is a large market town which offers a good range of facilities including Alive Leisure centre, swimming pool, shops, pubs, restaurants, the popular historic Quay area and the North Norfolk coast is approximately 30 minutes drive. King's Lynn also has the benefit of a main line rail link to Ely, Cambridge and London Kings Cross.

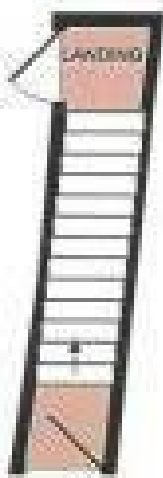
Available from December 2022 unfurnished.

Price - rent: £700 PCM
 Deposit: £807.69 (5 weeks rent)
 Length of tenancy: Minimum 12 months
 Local authority: Kings Lynn & West Norfolk
 Council tax band: A

* An employee of Lakin & Co holds an interest in this property *

* Please note all dimensions and descriptions are to be used as a guide only by any prospective tenant and do not constitute representations of fact or form part of any offer or contract *





ENTRANCE FLOOR



1ST FLOOR



2ND FLOOR

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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