

SPALDING

& Co

CHARTERED SURVEYORS

PROPERTY ~ PROPERLY

FAKENHAM

01328 862396



RICS

WELLS-NEXT-THE-SEA

01328 710203

Flat 7, 20 Staithe Street, Wells, NR23 1AF - £725 per calendar month



Summary:

A recently renovated first floor apartment with accommodation of; sitting room, kitchen, 1 double bedroom & a shower room. The property benefits from UPVC double glazing & gas fired central heating throughout and externally there is 1 allocated parking space.

EPC Rating: C



Ground Floor:

An external staircase (shared with Flat 6) leads to;

First Floor:

Part glazed door to;

Shared Entrance Lobby:

Tiled floor, access to loft, door to Flat 6 and door to;

No. 7:**Sitting Room:**

13'11" x 9'11" (4.24m x 3.02m)

2 TV points, wood effect vinyl floor covering, recessed spotlights, radiator, window to rear and opening to;

Kitchen:

8'11" x 7'3" (2.72m x 2.21m)

Range of matching base & wall units incorporating cupboards & drawers and with integrated 'Lamona' electric oven with ceramic hob, stainless steel splashback & chimney hood over. Stainless steel sink & drainer with mixer tap over, set in wood effect fitted worktops with upstands, appliance space, 'Ideal' gas fired boiler and fuse board. Tiled floor, recessed spotlights, radiator and window to rear.

Inner Hall:

Built-in cupboard with shelf, wood effect vinyl floor covering and recessed spotlight.

Bedroom:

13'11" x 8'3" (4.24m x 2.51m)

Wood effect vinyl floor covering, radiator and windows to side & rear.

Shower Room:

10'2" x 5'2" (3.1m x 1.57m) max

Fully tiled double shower enclosure with 'Mira' fitting, vanity unit with double cupboard & surface mounted wash hand basin with mixer tap & tiled splashback and low level WC. Tiled floor, extractor fan and recessed spotlights.

Outside:

There is 1 allocated parking space included with the tenancy.

Services:

All mains services are connected to the property. Central heating is gas fired.

District Council:

North Norfolk: 01263 516071

Council Tax Band: A.

Please Note:

Applicants will need to evidence sufficient means of income in order to satisfy our referencing procedure, pets will be considered on an individual basis and smoking is not permitted within the property.

Deposit:

£695 to be paid when signing the Assured Shorthold Tenancy Agreement.

Viewing:

By appointment through the Sole Agents
Spalding & Co.,

Office opening hours:

Monday - Friday: 9:00 a.m. - 5:00 p.m.

Saturday: 9:30 a.m. - 12:30 p.m.

Email - property@spaldingandco.co.uk

IMPORTANT NOTICE

Spalding & Co Ltd for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that: These particulars have been prepared in accordance with Consumer Protection Regulations and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers. They do not constitute part of an offer of contract. Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them. No person in the employ of Spalding & Co Ltd has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.