

# LANDLES



32 Lynn Road | Castle Rising | Norfolk



## TO LET

Semi-detached 2-bedroom carrstone and pantiled cottage, situated in a coveted conservation village, overlooking Castle Rising Castle. Convenient for local amenities, including the Woottons with Kings Lynn about 3 miles.

**RENT: £950 pcm ex**

Folio: L/620tr

- Living Room
- Kitchen
- 2 Bedrooms
- Bathroom
- Garden



- Garage
- Off Road Parking
- Gas Fired Rad CH
- Conservation Village Location

### Council Tax

Enquiries indicate the property to be in Council Tax Band "B" with an annual charge of £1709.60, 2023/2024.

### Viewing

Further details and arrangements for viewing may be obtained from **LANDLES**

### Negotiations

All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**

### Tenancy

The property is available to rent, unfurnished, on a new Assured Shorthold Tenancy, minimum initial period of 6 months.

### Rent

Minimum one month's rent plus any part month due upon commencement.

### Applications

Following a viewing of the property potential tenants should make an application on a **Tenancy Application Form** available from the Agents offices. Applications are subject to references at all times. (NB *Referencing*; the Landlord will be seeking evidence of salary/pension or other private income in the order of 3 x the annual rent)

### Deposit

Maximum 5 x weekly rent deposit will be required upon commencement of the tenancy.

### Anti Money Laundering Directive

In accordance with the above prospective tenants will be required to provide the usual proof of identity documents at the stage of formal application.

### Privacy Statement

The Landles Privacy Statement is available to view on line or upon request.

EPC - E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



#### IMPORTANT NOTE

Messrs. LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty whatever in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels garden furniture statutory trade equipment or fittings etc are excluded from the sale whether appearing in images or not.

# LANDLES

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