email: jill@birdsestateagents.co.uk



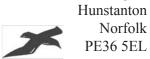


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BIRDS

ESTATE AGENTS

ESTABLISHED 36 YEARS



To Let: £725

62 Westgate

7 PARK ROAD HUNSTANTON PE36 5BP



A 2 bedroom modern first floor flat close to town centre and sea front.

ENTRANCE HALL • KITCHEN • LOUNGE/DINER • DOUBLE BEDROOM • SMALL SINGLE BEDROOM/OFFICE/STORE ROOM • SHOWER ROOM •

SERVICES: ALL MAINS SERVICES CONNECTED. COUNCIL TAX BAND: 'A' (£1566.41 2025/26)

7 Park Road is a first floor flat located close to the town centre and sea front, it has been updated in the past 12 months and comprises:

GROUND FLOOR

Entrance hall with stairs to first floor.

Hall:

Cupboard containing the gas boiler.

Kitchen: 9'5"x7'3" (2.90x2.21)

fitted base and wall units, incorporating, electric oven and hob with extractor over, dishwasher, washing machine, fridge.

Lounge/Diner: 13'3"x11'8" (4.06 x3.58)

2 radiators, door to inner hall,

Bedroom 1: 12'5"x10'1" (3.80x3.08)

radiator.

Bedroom 2/Office/Storage: 8'4"x6'2" (2.55x1.88)

radiator.

Shower Room:

corner shower cubicle, vanity hand basin, wc, towel radiator.

PRINCIPLE TERMS OF LETTING

- 1. The property is available on a six monthly Assured Shorthold Tenancy at a rental of 725 per calendar month, payable monthly in advance, exclusive of services and council tax.
- **2.** A deposit representing one months rent will be required on the commencement of the tenancy.
- **3.** References will be required from an Employer, Landlord (if applicable), professional person and family acquaintance.
- **4.** The Landlord or his Agents reserve the right to refuse any application.