# LANDLES



# 19 Lower Road | Castle Rising | Norfolk







# TO LET

Semi-detached carrstone and pantiled 2 bedroom cottage occupying a prime location in this sought after conservation village.

Convenient for local amenities including the Woottons with King's Lynn about 3 miles.

RENT: £1,100 pcm exc

Folio: L/551tr

- Living Room
- Kitchen
- Utility Room
- Bathroom & Shower
- Gas Radiator C.H.



- 2 Bedrooms
- Separate WC
- Gardens & Parking
- Store
- 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

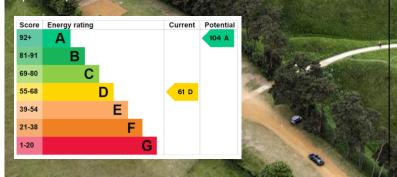
Minimum 5 x weekly rent deposit will be required upon commencement of the tenancy.

### **Anti Money Laundering Directive**

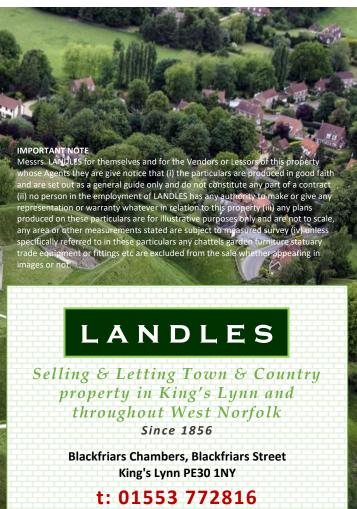
In accordance with the above prospective tenants will be required to provide the usual proof of identity documents at the stage of formal application.

### **Privacy Statement**

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







e: info@landles.co.uk

w: www.landles.co.uk