

Aldreds
Lettings

18 Kingfisher Close High Street, Stalham, Norwich, NR12 9FA

£850 Per Month

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18 Kingfisher Close High Street

Stalham, Norwich, NR12 9FA

- Spacious First Floor Apartment
- Open Plan Kitchen/Dining/Living
- Private Ground Floor Entrance
- Electric Heating
- Convenient Central Location
- Allocated Parking Space
- Two Double Bedrooms
- Call Now To View!!



Aldreds are pleased to offer this well presented first floor apartment, situated in a convenient position within the popular Broadland town of Stalham. This well presented, modern home offers accommodation including a private ground floor entrance, first floor landing, lounge with open plan kitchen, two double bedrooms and bathroom.

The property offers uPVC sealed unit double glazed windows, electric heating, an allocated parking space, modern fixtures and fittings throughout and pleasant countryside views to the rear.





Entrance Hall

A spacious private ground floor entrance with a part glazed entrance door and stairs leading to first floor landing, door to;

Hallway

Wall mounted electric heater, loft access, airing cupboard housing hot water cylinder with immersion heater, doors leading off;

Lounge 16'7" x 11'1" reducing to 7'2") (5.06m x 3.39m reducing to 2.2m))

With window to front aspect, two wall mounted electric heaters, power points, television point, telephone point, open plan access to;

Kitchen 9'4" x 6'1" (2.85m x 1.87m)

With a front facing window, a range of fitted kitchen units with rolled edge work surface and tiled splash back, breakfast bar, stainless steel sink drainer with mono bloc tap, plumbing for washing machine, integrated electric oven, hob and extractor, space for fridge-freezer.



Bedroom 1 12'4" x 11'4" (3.77m x 3.47m)

Window to rear aspect allowing a far reaching countryside view, wall mounted electric heater, power points, television point, telephone point.

Bedroom 2 10'5" x 9'0" (3.19m x 2.75m)

Rear facing window allowing a far reaching countryside view, wall mounted electric heater, power points, television point, wall mounted electric heater.

Bathroom 6'9" x 6'11" (2.07m x 2.11m)

Tiled flooring, part tiled walls, white suite comprising of panelled bath with shower over and shower screen, pedestal hand wash basin, low level w.c., heated towel rail, ventilation.

Outside

The property is situated in a tucked away position to the corner of this modern development, which is conveniently accessed just off the High Street. The property offers an allocated parking space, communal lawned grounds with bollard lighting.

Services

Mains water, electric and drainage.

Directions

From our Stalham office proceed on foot down the High Street before turning immediate right into Kingfisher Close bearing round to the right, then left where the property can be found towards the far corner.



Council Tax
North Norfolk District Council - Band: A.

Location
Stalham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centre, schools and a supermarket. Only a few miles from the coast, the town is also handy for those looking to take advantage of the Norfolk Broads network with boatyards and a public staithe on the upper reaches of the River Ant. Transport is offered with a regular bus service to Great Yarmouth and the fine city of Norwich.

Additional Information
RENT

Rent is exclusive of Council Tax, water rates, sewerage rates. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

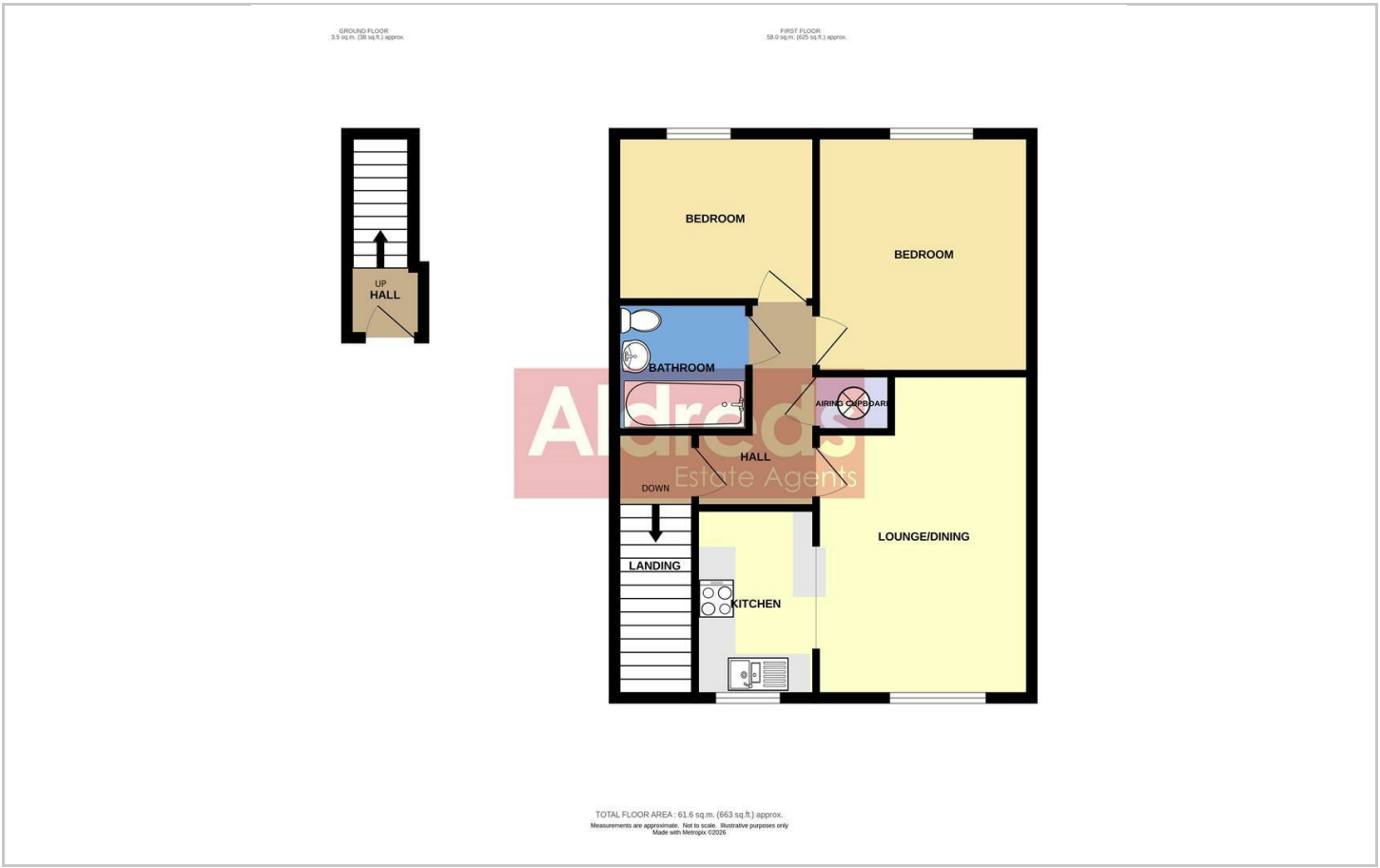
TERMS

NO SMOKING

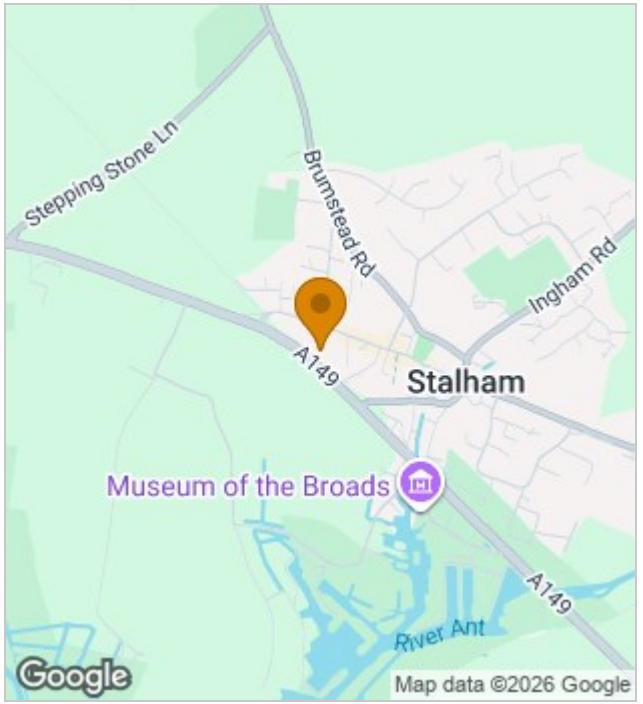
ADDITIONAL INFO

All applications for tenancy to be on a form which can be obtained from this office. A non-refundable holding deposit equivalent to one week's rent will be required. This will be transferred towards the first month's rent on commencement of the tenancy. The rent is payable monthly in advance and a Dilapidations deposit equivalent to 5 weeks' rent will also be required when agreements are signed. The Dilapidations Deposit is returnable after completion of a satisfactory tenancy. The aforementioned charges would be payable by bankers draft, a cheque drawn on a Building Society account, cash or Debit Card. NOT A PERSONAL CHEQUE.

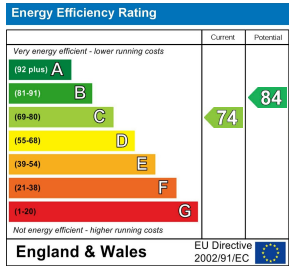
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
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