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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS

62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL



7 PARK ROAD  
HUNSTANTON  
PE36 5BP

To Let: £725



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' (£1639.29 2026/27)

TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

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.



Floor Plan  
for Identification Purposes Only  
Not to Scale

