

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

£850 PCM

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- Spacious First Floor Apartment
- Highly Sought After Location
- Open Plan Kitchen/Dining/Living
- Allocated Parking Space
- Two Double Bedrooms
- Private Entrance
- Electric Heating
- Attractive Farmland Views
- Convenient For Local Amenities
- Available Now!



Aldreds are pleased to offer this spacious first floor, two bedroom apartment, situated in the popular Broadland town of Stalham. Conveniently located just off the High Street, this well presented property offers attractive farmland views to the rear. The accommodation includes a private ground floor entrance hall and stairway, lounge with open plan kitchen, two double bedrooms and bathroom.

The property offers electric heating, uPVC sealed unit double glazed windows, modern fixtures and fittings and an allocated parking space.





Entrance Hall

Part glazed entrance door, stairs to first floor landing with door to;

Hallway

Wall mounted electric heater, loft access, inset LED ceiling lighting, smoke detector, power points, airing cupboard housing pressurised hot water cylinder with immersion heater, doors leading off;

Lounge 16'8" x 11'1" reducing to 7'3" (5.09m x 3.39m reducing to 2.21m)

A spacious double aspect room with windows to front and side, power points, television point, telephone point, two wall mounted electric heaters, smoke detector, open plan access to;



Kitchen 9'4" x 6'1" (2.87m x 1.87m)

Window to front aspect, tiled flooring, a range of fitted kitchen units with rolled edge work surface and tiled splash backs, sink drainer with mixer tap, plumbing for washing machine, integrated electric oven, ceramic hob and extractor, breakfast bar, inset LED ceiling lighting.

Bedroom 1 12'4" x 11'1" (3.76m x 3.39m)

Windows to side and rear aspects allowing a wonderful farmland view beyond the road, wall mounted electric heater, power points, television point, telephone point.

Bedroom 2 10'4" x 8'7" (3.16m x 2.63m)

Window to rear aspect, power points, television point, wall mounted electric heater.

Bathroom

Part tiled walls and floor, heated towel rail, low level w.c., pedestal hand wash basin, panelled bath with shower over, ventilation, inset LED ceiling lighting, shavers point.

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.



Outside
The property is situated in a tucked away corner position within the popular development with allocated parking space, communal lawned grounds with bollard lighting.

Council Tax
North Norfolk District Council - Band: A.

Services
Mains water, electric and drainage.

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 and also it also has a regular bus service to Great Yarmouth and the fine city of Norwich.

Additional Information
RENT

Rent is exclusive of Council Tax. Water & sewerage rates included in the rent. The rent is payable monthly in advance.

TENANCY

Assured Periodic Tenancy

TERMS

NO SMOKING

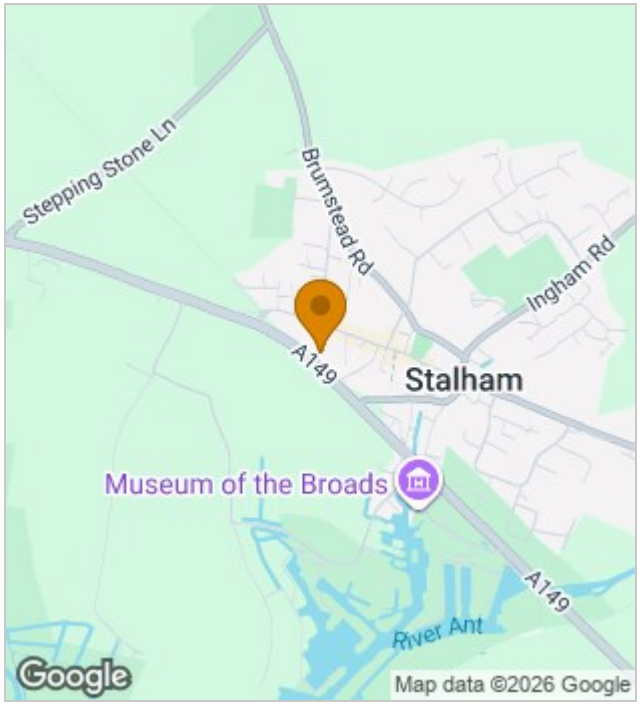
ADDITIONAL INFO

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.

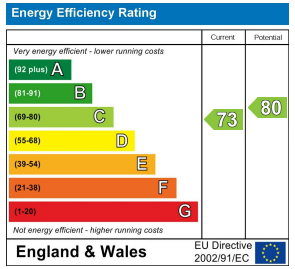
Floor Plans



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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