

# LANDLES



## Flat 30 | Three Crowns House | South Quay | Kings Lynn

**TO LET :** FOR THE OVER 55's -  
**Prime frontage position on the quay, in the historic heart of Lynn overlooking the River Ouse.** The second-floor apartment with Kitchen, Lounge/Diner, 2 Bedrooms & Shower Room. Off Road parking & Communal Courtyard. Lift access, warden controlled with various services inc. *Recently completely refurbished and updated to a high standard.*

**RENT: £700 pcm exc**

Folio: T/204tr



**Council Tax** Band "C" with an annual charge of £1,719.39, 2021/2022.  
**EPC:** Band C. **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) Applicants will also need to meet the warden of the development to confirm suitability.

**IMPORTANT NOTES** | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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