

# Arnolds | Keys



## 1 Langham Court, Fakenham, Norfolk, NR21 8JB

£850 Per Calendar Month

- Ground Floor Flat
- Close to Town Centre
- Off Road Allocated Parking Space
- EPC Rating C
- 2 Bedrooms
- Modern Kitchen With Appliances
- UPVC Double Glazing
- Dimplex Electric Storage Heaters

# 1 Langham Court, Fakenham NR21 8JB

Modern ground floor flat ideally located within walking distance of the town centre of Fakenham. The property includes 2 BEDROOMS, a well-appointed kitchen with appliances, a spacious living room and a modern bathroom. UPVC double glazed windows. Dimplex Electric Heating. Includes an allocated parking space.



Council Tax Band: A



The property is located within walking distance of the historic market town of Fakenham with amenities including supermarkets, shops, pubs, medical centre, restaurants, Cinema, Fakenham Racecourse and public transport.

The delightful North Norfolk coastal towns of Sheringham, Wells and Blakeney are all within reach.

EPC Rating: C Council Tax: Band: A (North Norfolk Council)

### **ENTRANCE HALLWAY**

7'09" x 2'10"

UPVC front door and fitted carpet.

### **BEDROOM ONE**

9'02" x 7'09"

Fitted carpet. UPVC window. Electric storage heater.

### **BEDROOM TWO**

7'01" x 6'05"

Fitted carpet. UPVC window. Electric storage heater.

### **LOUNGE**

11'00" x 11'00"

Fitted carpet. Two UPVC windows. Electric storage heater.

### **KITCHEN**

12'11" x 6'09"

Well fitted kitchen with a range of grey base and wall units. Vinyl Floor. Electric Hob and Oven. Washing machine and Fridge Freezer. Electric storage heater.

### **BATHROOM**

16'01" x 9'07"

Tiled floor. UPVC window. Electric storage heater. Three piece suite consisting of toilet, wash basin and bath. Electric shower over bath.

### **TENANTS NOTES**

The deposit for this property is £980.

EPC Rating C. Council Tax Band A (North Norfolk County Council)

Mains water, electric and drainage available or connected. For an indication of specific speeds and supply or coverage in the area for broadband and mobile signal/coverage, we recommend referring to the Ofcom checker.

Please be aware that marketing photographs for this property may have been taken using a wide angle

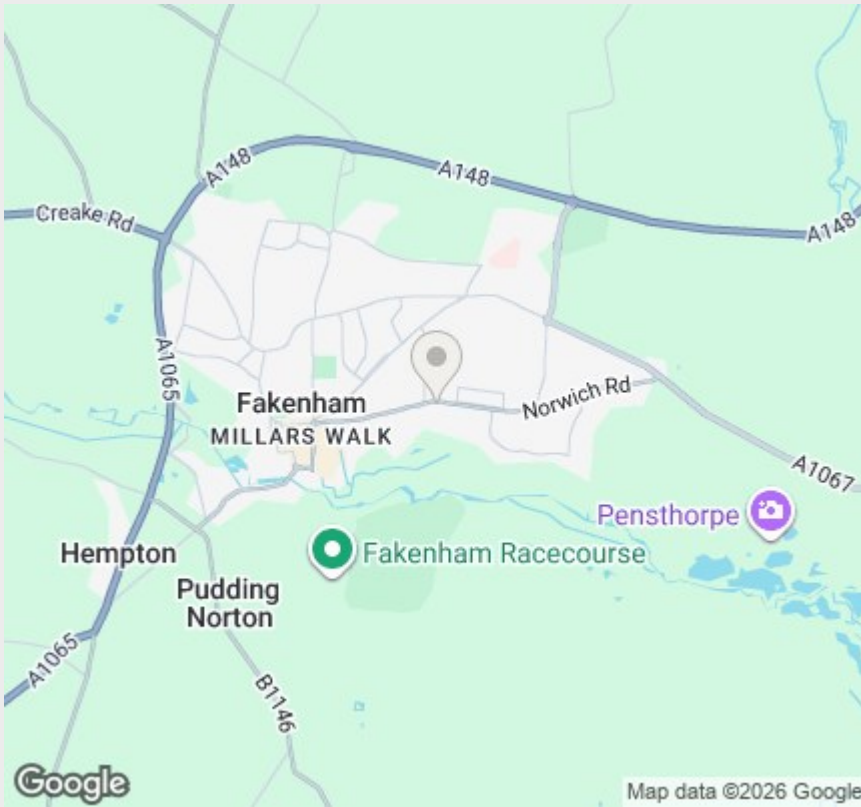
lens. If you have any specific questions about presentation of the property, configuration of accommodation or the layout of rooms, please call us before undertaking a viewing. These marketing photos may have been taken from a previous tenancy and may not reflect the current order.

Tenants should be aware that they are responsible for arranging contents insurance. We will be happy to introduce you to our insurance partner, if required and from which we may derive some commission.

The rent is exclusive of outgoings, therefore tenants will be required to pay all utility bills generated throughout the tenancy period.

Tenants proposing to occupy the property must view the interior prior to submission of an application and satisfy themselves that the property, presentation, fixtures and fittings are as they understand. Arnolds Keys accept no responsibility for any error or omission in these marketing details.

The equivalent of one weeks rent will be taken as a holding deposit. Based on the current advertised rent for this property, this will be £196.15. This will reserve the property for you whilst reference and other pre tenancy checks are carried out. Please note that this deposit will be withheld if the prospective tenant or any relevant person (including guarantor(s)) withdraw from the proposed tenancy, fail a right to rent check, provide false or misleading information which it was reasonable to rely on when considering the application, or fail to sign the tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or any other deadline for Agreement as mutually agreed in writing). If successful, the holding deposit will be used towards the first months rent.



## Viewings

Viewings by arrangement only. Call 01603 620551 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

