



**brittons**

**Dukes Place, King's Lynn**

- MODERN FLAT
- CLOSE TO QEH
- ALLOCATED PARKING
- SPACIOUS ACCOMODATION

**£850 pcm**

Deposit: £980

Council Tax Band: A

Type: Unfurnished

Property Reference: 10392

Landlord Requirement: No pets or smokers



Brittons are pleased to offer this BEAUTIFULLY PRESENTED, SPACIOUS ONE BEDROOM SECOND FLOOR FLAT with designated parking close to the Queen Elizabeth Hospital in Kings Lynn. The property benefits from gas central heating and uPVC double glazing. Internally the property offers an open plan lounge/kitchen/diner, bedroom with large wardrobes and modern bathroom. EPC Rating C/ Council Tax Band A/ Mains Electric, Gas, Water & Sewage.

#### FEES TO TENANTS-

Refundable holding deposit (to reserve a property): Capped at no more than 1 weeks rent.

Should the landlord or tenant no longer be able to proceed the holding deposit will be refunded within 7 days in accordance with the Tenant Fee Act 2019. The holding deposit may be retained on the basis of failed right to rent checks, misleading information provided or prolonged delays in completing the necessary paperwork in the correct timeframe.

Refundable Tenancy Deposit: Capped at 5 weeks rent where annual rent is less than £50,000 per annum or 6 weeks for rents over £50,000 per annum.

More details on other possible tenant default charges are available on request or visit- [www.brittons.net/pages/tenants](http://www.brittons.net/pages/tenants). All details are in line with the Tenant Fee Act 2019.

