



**brittans**

**South Quay, King's Lynn**

- ONE BEDROOM APPARTMENT
- COMMUNAL GARDENS
- CARELINE SERVICES
- DISABLED ACCESS

**£800 pcm**

Deposit: £920

Council Tax Band:

Type: Unfurnished

Property Reference: 10116

Landlord Requirement: No smokers



Brittons are pleased to offer this ONE BEDROOM SECOND FLOOR APPARTMENT in the heart of King's Lynn next to the River Ouse. The property is offered to over 55's only and benefits from modern electric heating and uPVC sash windows. The accommodation comprises of a lounge, kitchen, 2x walk in cupboards, large bedroom and modern shower room. The residents of the complex benefit from visiting management staff, non-resident management staff (part time), careline alarm service, lift, communal lounge, guest facilities, organised social events, communal gardens and parking. Available NOW. EPC C..

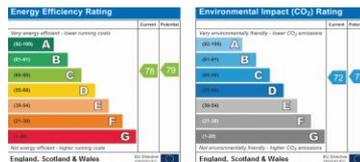
#### FEES TO TENANTS-

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



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These particulars and measurements whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending tenants should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Brittons employment has the authority to make or give representation or warranty in respect of the property.