



**brittons**

**Dukes Place, King's Lynn**

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

**£825 pcm**

Deposit: £950

Council Tax Band: A

Type: Unfurnished

Property Reference: 10392

Landlord Requirment: No pets or smokers



Brittons are pleased to offer this BEUTIFULLY PRESENTED RECENTLY RENOVATED ONE BEDROOM SECOND FLOOR FLAT with designated parking close to the Queen Elizabeth Hospital in Kings Lynn. The property benefits from gas central heating, uPVC double glazing and fitted wooden venetian blinds. Internally the property offers an open plan lounge/kitchen/diner with breakfast bar, bedroom with large fitted wardrobes and modern bathroom with additional storage. 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



Energy Efficiency Rating		
	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
www.epc.co.uk		



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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.