



£975 Per annum

1 Marchant Court, Downham Market, PE38 9GE

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Situated in the town of Downham Market, this well-presented three-bedroom home offers spacious and modern accommodation within easy walking distance of the town's shops, cafés, supermarkets, and local amenities.

The ground floor features a bright and spacious open-plan kitchen, dining and living area, creating the perfect space for everyday living and entertaining. The kitchen comes complete with white goods for added convenience, while a downstairs WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms, along with a contemporary family bathroom.

Disclaimer

Permitted charges in accordance with the Tenant Fee Act 2019

For Assured Shorthold Tenancies

Holding Fee: equal to 1 weeks rent

Deposit: equal to 5 weeks rent if annual rent is less than £50,000 or equal to 6 weeks rent where the total annual rent is more than £50,000

Tenancy Agreement update (during the term): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

For Non-Housing Act Tenancies:

Application Fee: £375

Renewal/Extension Fee: £175

Tenancy Agreement update (during the term): £50

Interest on late rent (more than 14 days overdue): 3% over the Bank of England base rate

Property Redress Scheme:

Member No: PRS009663

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

