



£975 Per annum

1 Marchant Court, Downham Market, PE38 9GE

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Welcome to Marchant Court in the charming town of Downham Market! This delightful property boasts 1 reception room, 3 bedrooms, and 2 modern bathrooms, making it the perfect family home.

Situated in the heart of the town centre, convenience is at your doorstep with shops, cafes, and amenities just a stone's throw away. The open plan kitchen and living room provide a bright and airy space for entertaining guests or spending quality time with loved ones.

The property features a full bathroom, adding a touch of luxury to your daily routine. Whether you're enjoying a soak in the tub or preparing for the day ahead, this feature is sure to impress. As well as a downstairs WC.

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

