



7 Limes Road, Bromley, Beckenham, Kent BR3 6NS

A charming 1 bedroom Victorian cottage situated in a picturesque road in Central Beckenham. On the ground floor, the property opens into the lounge and on to a fitted kitchen. On the first floor there is a double bedroom and bathroom. There is side access to a courtyard, double glazing to the rear, solar panels and gas central heating.

Location

A lovely location, a strolling distance from local hostelryes, shops and bus routes. Close to Central Beckenham with its coffee shops, restaurants, and parkland, Beckenham Junction Tram Stop and Mainline Train Station with a fast and frequent service to Central London and beyond.



GROUND FLOOR

Part Glazed Entrance Door

Lounge

Small paned sash window to front, understairs storage cupboard, meter cupboard, radiator. parquet flooring.

Kitchen

Double glazed window to rear overlooking the courtyard, double bowl enamel sink unit with mixer tap set in a matching range of worktops with light blue wall/base units and drawers, small breakfast bar and stools, gas hob and hood, electric oven, washing machine, dishwasher, fridge freezer, ceramic tiled splashback, quarry tiled flooring.

FIRST FLOOR

Landing

Doors to:

Bedroom

Small paned sash window to front, built-in wardrobe and storage cupboards, loft access, radiator, fitted carpet.

Bathroom

Matching white suite comprising panelled bath with fitted power shower, rail and shower curtain, pedestal hand basin, low flush WC, heated towel rail, cupboard housing gas central heating boiler, airing cupboard, ceramic tiled walls, wood style laminate flooring, double glazed window to rear.

EXTERIOR

Side Access

With communal bin store area.

Courtyard

Ideal for table, chairs and some flower pots.

ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley Band C

Utilities

MAINS - Electricity, Gas, Water and Sewerage.

Broadband and Mobile

To check coverage please visit checker.ofcom.org.uk/en-gb/broadband-coverage checker.ofcom.org.uk/en-gb/mobile-coverage

Tenants Permitted Payments

HOLDING DEPOSIT (PER TENANCY) — ONE WEEK'S RENT.

(Proctors are not taking holding deposits)

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within

15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR)

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR)

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.

UNPAID RENT

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid. Please Note: This will not be levied until the rent is more than 14 days in arrears.

LOST KEY(S) OR OTHER SECURITY DEVICE(S)

Tenants are liable for the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc.VAT) for the time taken replacing lost key(s) or other security device(s).

VARIATION OF CONTRACT (TENANT'S REQUEST)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

CHANGE OF SHARER (TENANT'S REQUEST)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs

associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

EARLY TERMINATION (TENANT'S REQUEST)

Should the tenant wish to leave their contract early, they shall be liable for the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

GREEN DEAL

To make payments towards Energy Efficiency improvement under a Green Deal charge (as set out in Section 1 of the Energy Act 2011) or any subsequent energy efficiency scheme is a Permitted Payment if the tenancy agreement requires the payment to be made.

Other Permitted Payments:

- Rent
- Utilities and council tax/TV licence
- Communication services, cable, satellite, installation and subscription
- Default fees
- Any other permitted payments, not included above, under the relevant legislation including contractual damages

TENANT PROTECTION

Proctors are members of Propertymark and CMP Client Money Protection which are client money protection schemes, and are also members of The Property Ombudsman which is a redress scheme. You can find out more details on our website www.proctors.london or by contacting us direct.

