



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	54	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

122 Dyke Drive, Orpington, Kent, BR5 4LZ

**£1,350 pcm**

- 🔴 Long Term Rental
- 🔴 Ground Floor Flat
- 🔴 Brand New Bathroom
- 🔴 Fitted Wardrobes
- 🔴 Fully Refurbished
- 🔴 Brand New Kitchen
- 🔴 Open Plan Living
- 🔴 All New Appliances

Disclaimer: All Measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.  
**Referral Fees:** The businesses trading as Proctors recommend London and Country Mortgages (L&C) for fee free mortgage advice and MAP Limited Chartered Surveyors. It is your decision whether you choose to deal with them and, in making that decision, you should know that we receive referral fees from these companies. For Lettings we employ Rent4sure Limited Referencing Company and can receive rebates against their charges if tenants or landlords take out various products. For further details, please visit our website – www.proctors.london



## 122 Dyke Drive, Orpington, Kent, BR5 4LZ

Available to rent now on a long-term basis. This fully refurbished and all new interior ground floor apartment is presented to the rental market for the first time. The property is situated in a quiet residential area of Orpington, within easy reach of all amenities, including the High Street and good transport links. The accommodation comprises a social living space of 5.11m by 4.47m, open plan quality kitchen, double bedroom with wall to wall storage, contemporary bathroom, which benefits from a fitted washing machine and tumble dryer, plus entrance hall via a communal porch. Benefits to name a few include double glazed windows, all new kitchen appliances, brand new interior decor, gas central heating by combination boiler, plus immediate availability. Exclusive to PROCTORS.

### Location

### Lettings Terms and Conditions

Tenant 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 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 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, subscription and installation
- Default fees
- Any other permitted payments, not include above, under the relevant legislation including contractual damages.

### TENANT PROTECTION

Proctors are member 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](http://www.proctors.london) or by contacting us direct.



### Ground Floor

#### Entrance

Double glazed communal entrance door.

#### Entrance Porch

Inner French doors, serves two apartments.

#### Entrance Hall

2.14m x 1.60m (7' 0" x 5' 3") Solid entrance door, re-modelled interior doors, built-in storage cupboard, glazed room divider adding brightness.

#### Social Living Space

5.11m x 4.47m (16' 9" x 14' 8")

#### Lounge Area

Double glazed feature window to rear, radiator, breakfast bar, open plan to kitchen, TV point.

#### Kitchen Area

Double glazed window to rear, brand new gloss grey wall and base cabinets, built-in electric oven, ceramic induction hob set in worktop, extractor hood,



single acrylic sink unit and drainer, integrated dishwasher, concealed combination boiler, tiled walls, recessed fridge/freezer, peninsular worktop.

#### Bedroom

4.00m x 3.07m (13' 1" x 10' 1") (Into wardrobes) Double glazed feature window to front, radiator, wall to wall wardrobes with interior drawers, LED light strip, TV point.

#### Bathroom

2.50m x 1.68m (8' 2" x 5' 6") White suite comprising brand new refurbished contemporary bath with mixer tap and shower attachment, hand wash basin on vanity unit, back to cabinet WC, wall-mounted LED mirror, shaver point, extractor fan, washing machine, shelf housing tumble dryer, chrome heated towel rail, ceramic tiled floor and walls.



### Outside

#### Garden

Communal gardens laid to lawn, established shrubs and trees.

#### Parking

Non-allocated parking bays for residents.

#### Tenants Information

Rent: £1,350 pcm paid in advance

Availability : Now

Term : Long term acceptable

Letting Type: Unfurnished

(includes all kitchen appliances)

Security : DPS £1,557.00 paid in advance

Pet Policy : Sorry no pets allowed

Restrictions : No smokers, no sharers.