

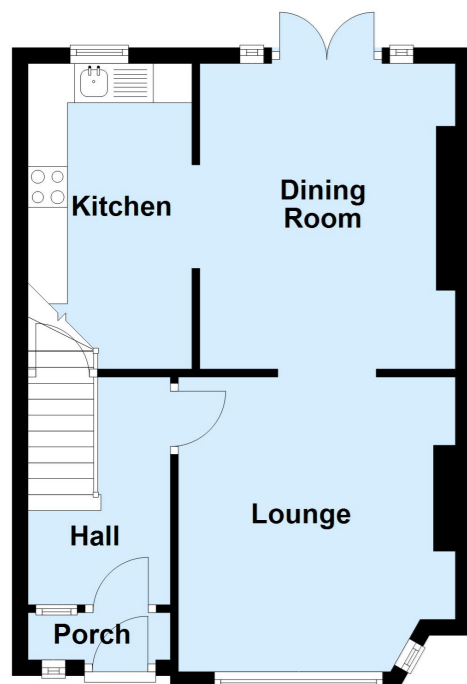


| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 89 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



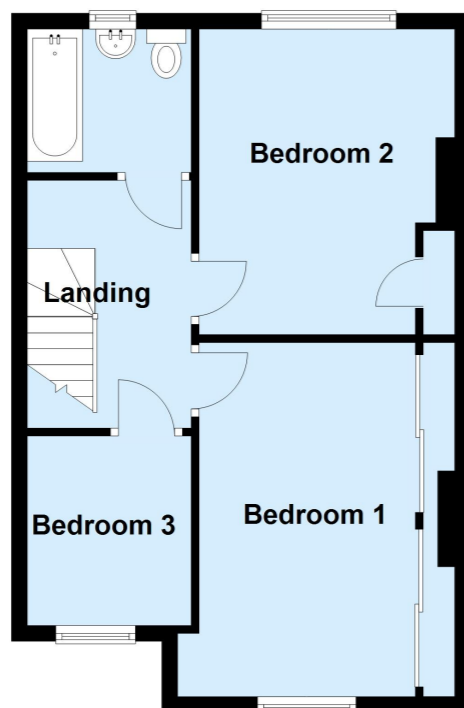
Ground Floor

Approx. 41.2 sq. metres (443.1 sq. feet)



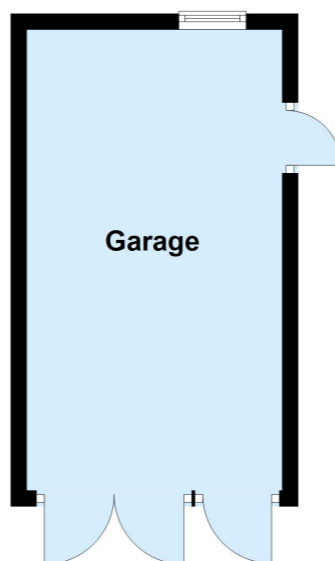
First Floor

Approx. 44.2 sq. metres (476.2 sq. feet)



Outbuilding

Approx. 19.0 sq. metres (204.3 sq. feet)



Total area: approx. 104.4 sq. metres (1123.6 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.



Viewing by appointment with our Petts Wood Office - 01689 606666

7 Sunray Avenue, Bromley, Kent, BR2 8EN

£2,150 pcm

- Long Term Rental
- Two Receptions
- Kitchen Appliances
- Car Charging Point
- Three Bedrooms
- Fitted Kitchen
- Private Parking
- Good For Schools

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



7 Sunray Avenue, Bromley, Kent, BR2 8EN

Long term rental available. This inner terrace family house is situated close to Bromley Common on the Petts Wood borders, convenient for schools, nearby transport links in Southborough Lane and The Fairway, and Chatterton Village for an array of local shops. The property comprises three bedrooms, two receptions (through living room), kitchen with integrated appliances and family bathroom with shower above the bath. There is a family sized rear garden and detached storage garage to the rear aspect. Benefits to note include double glazed windows, gas central heating by combination boiler, plantation shutters to front aspect, slide robes in the main bedroom, private parking space with car charging point. 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.



GROUND FLOOR

Storm Porch

Double glazed entrance porch.

Entrance Hall

3.39m x 1.74m (11' 1" x 5' 9") Inner glazed door, radiator, room thermostat.

Lounge

4.40m x 3.50m (14' 5" x 11' 6") Double glazed window to front, plantation shutters, feature brick chimney breast, decorative fire, wall lights.

Dining Room

3.85m x 3.19m (12' 8" x 10' 6") (into alcove) Double glazed French doors to garden, radiator, feature brick chimney breast, decorative fire, wall lights, square opening to kitchen.

Kitchen

4.45m x 2.04m (14' 7" x 6' 8") Double glazed window to rear, light Oak fronted wall and base cabinets, built in electric oven, gas hob unit, stainless steel extractor chimney, one and half bowl sink set in granite work top, under stairs cupboard, integrated fridge and freezer, integrated dishwasher, concealed combination wall boiler.

FIRST FLOOR

Landing

Access to loft.

Bedroom One

4.52m x 3.24m (14' 10" x 10' 8") Double glazed window to front, plantation shutters, radiator, recessed wardrobes with mirror sliding doors.



Bedroom Two

3.87m x 3.25m (12' 8" x 10' 8") (into alcove) Double glazed window to rear, plantation shutters, radiator, built in cupboard.

Bedroom Three

2.33m x 2.08m (7' 8" x 6' 10") Double glazed window to rear, bath with shower and screen, hand basin on vanity unit, W.C, heated towel rail.

OUTSIDE

Garden

Paved patio area, laid to lawn, established shrubs and mature trees.

Detached Garage

Detached storage garage, up and over door, door to side, light.

Frontage

Private driveway to front with car charging point.

Tenancy Information

Rent: £2,150.00 PCM Paid in Advance
 Security Deposit: £2,480.00 Five weeks Rent with DPS paid in advance
 Furnishing: Unfurnished to include kitchen appliances
 Availability: TBA
 Term: Long Term 12 months +
 Restrictions: No smokers, no sharing
 Pet Policy: Considered

ADDITIONAL INFORMATION

Council Tax

Local Authority: Bromley
 Council Tax Band: D

