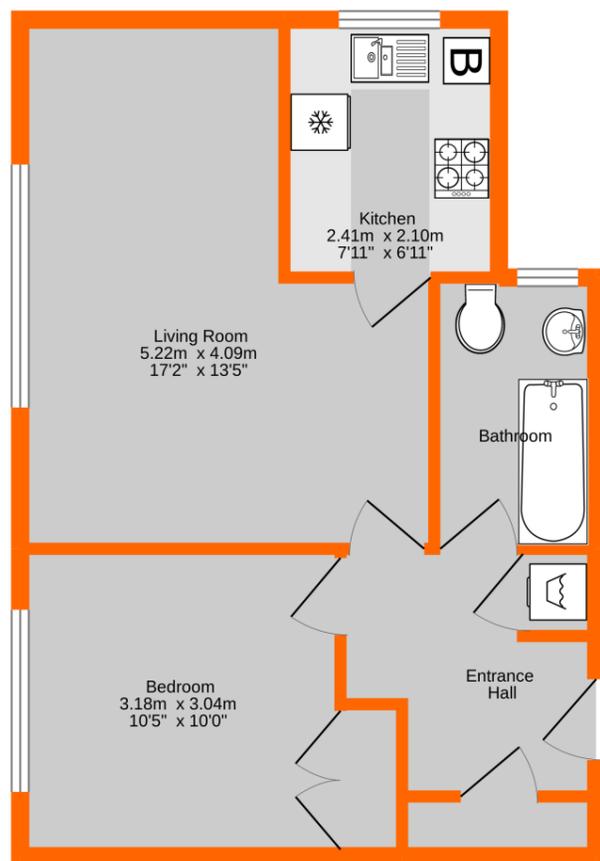


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor  
 44.7 sq.m. (481 sq.ft.) approx.



TOTAL FLOOR AREA : 44.7 sq.m. (481 sq.ft.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
 Made with Metropix ©2022

**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 may also recommend firms of Solicitors and 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 a 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](http://www.proctors.london)



Viewing by appointment with our Shirley Office - 020 8777 2121

5 St Barnabas Close, Beckenham, Bromley, Kent BR3 6UA

**£1,450 pcm**

- 1 Bedroom Flat
- Fitted Kitchen
- Recently Refurbished
- Communal Gardens
- Double Bedroom
- Modern Bathroom
- Double Glazing and Central Heating
- Immediately Available

## 5 St Barnabas Close, Beckenham, Bromley, Kent BR3 6UA

A one bedroom, first floor, purpose built flat, set in a small development on an extremely popular residential road close to Beckenham Centre. The property has been recently refurbished. Fitted kitchen, modern bathroom, "L" shaped lounge/dining room, double bedroom. The flat has double glazing, central heating, entry phone system and communal gardens.

### Location

Ideal location close to central Beckenham with its shops, sports and leisure facilities, Beckenham Junction train station with its fast and frequent service to Central London and beyond. Kelsey Park and local bus routes are also close at hand.



### Ground Floor

#### Communal Entrance

Entry phone door, stairs to:

### FIRST FLOOR

#### Entrance Hall

Entry phone receiver, cupboard housing washing machine, built in storage cupboard, fitted carpet, doors to:

#### Bedroom

Double glazed windows to rear overlooking the gardens, built in wardrobes, wood panel wall, radiator, fitted carpet.

#### Lounge/Dining Room

An 'L' shaped room, double glazed windows to rear overlooking the gardens, radiator, fitted carpet.

#### Kitchen

Double glazed window to side, double bowl stainless steel sink unit, matching worktops, gas hob, oven and hood, white wall/base units and drawers, newly fitted integral fridge with freezer drawer, cupboard housing gas central heating boiler, ceramic tiled floor, part ceramic tiled walls.

#### Bathroom

Matching white suite comprising panelled bath with power shower and glass screen, low flush WC, pedestal wash hand basin, ceramic tiled flooring and part ceramic tiled walls, radiator, double glazed window to side.

### EXTERIOR

#### Communal Gardens

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Bromley Band B.

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.



### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://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](http://www.proctors.london) or by contacting us direct.

