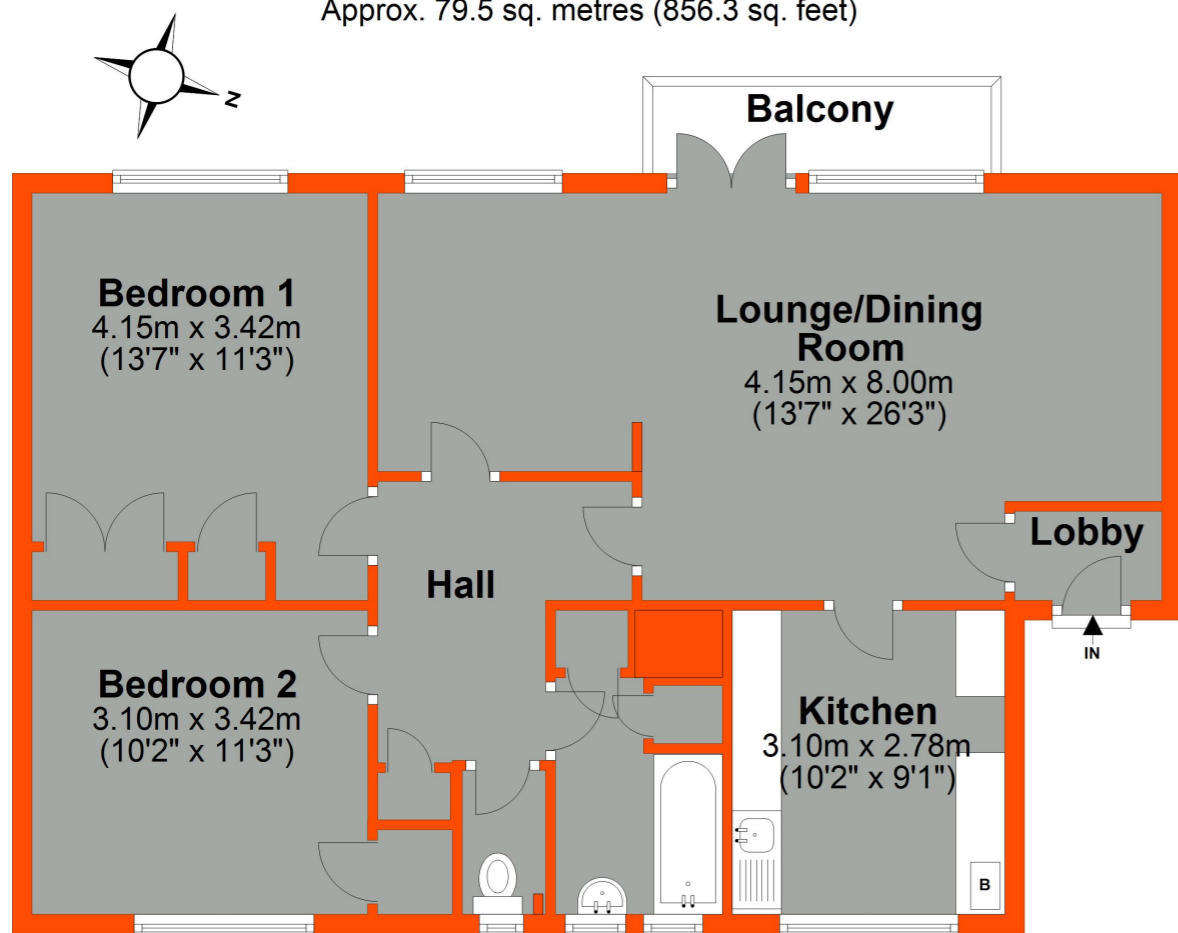


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		81
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



First Floor

Approx. 79.5 sq. metres (856.3 sq. feet)



Total area: approx. 79.5 sq. metres (856.3 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

3 Lakeside Wickham Road, Beckenham, Bromley, Kent BR3 6LX

£1,500 pcm

- 2 Double Bedrooms
- Fitted Kitchen
- Double Glazing and Central Heating
- Not Suitable for Children - Low Balcony
- Large Lounge with Garden Views
- Dining Room
- Balcony
- 12 Months Rental Only

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 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



3 Lakeside Wickham Road, Beckenham, Bromley, Kent BR3 6LX

A 2 bedroom 1st floor apartment with balcony, in an excellent location. 2 double bedrooms, large lounge with views over the beautiful communal gardens, open plan dining room, fitted kitchen, bathroom, communal gardens, communal parking (first come, first served), gas central heating, double glazing, balcony.

Location

Situated off Wickham Road within a highly sought after residential location in Beckenham. Approximately half a mile from Beckenham High Street with its shops, restaurants, sports and leisure facilities, bus routes, Kelsey Park, and Beckenham Junction Station with a fast and frequent service to central London & beyond.



Ground Floor

Main Door To Flats

entry phone system

Communal Entrance Hall

stairs to:

First Floor

Landing

Entrance Door

Entrance Hall

cloaks area

Lounge

double glazed windows and doors to personal balcony overlooking the beautiful communal gardens, entry phone receiver, radiator, fitted carpet, open plan to:

Dining Room

double glazed windows to rear overlooking the beautiful communal gardens, radiator, fitted carpet

Kitchen

double glazed windows to front, single drainer stainless steel sink unit set in an extensive matching range of worktops with wall/base units and drawers, cupboard housing gas central heating boiler, electric cooker, fridge, freezer, washer/dryer, radiator, part ceramic tiled walls

Inner Hall

built in storage cupboard, door to:

Bedroom 1

double glazed window to rear, built in wardrobes, radiator, fitted carpet

Bedroom 2

double glazed window to front, built-in wardrobes, radiator, fitted carpet

Separate WC

double glazed window to front, low flush WC

Bathroom

matching white suite comprising panelled bath with mixer tap and electric shower unit, shower screen, pedestal wash hand basin, radiator, built-in cupboard,

double glazed window to front

Exterior

Garden

beautiful communal, well maintained gardens with central formal lawn and mature flower beds

Parking

communal parking to the front on a first come first served basis (single car only)

ADDITIONAL INFORMATION

Council Tax

Bromley Council band D

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.

