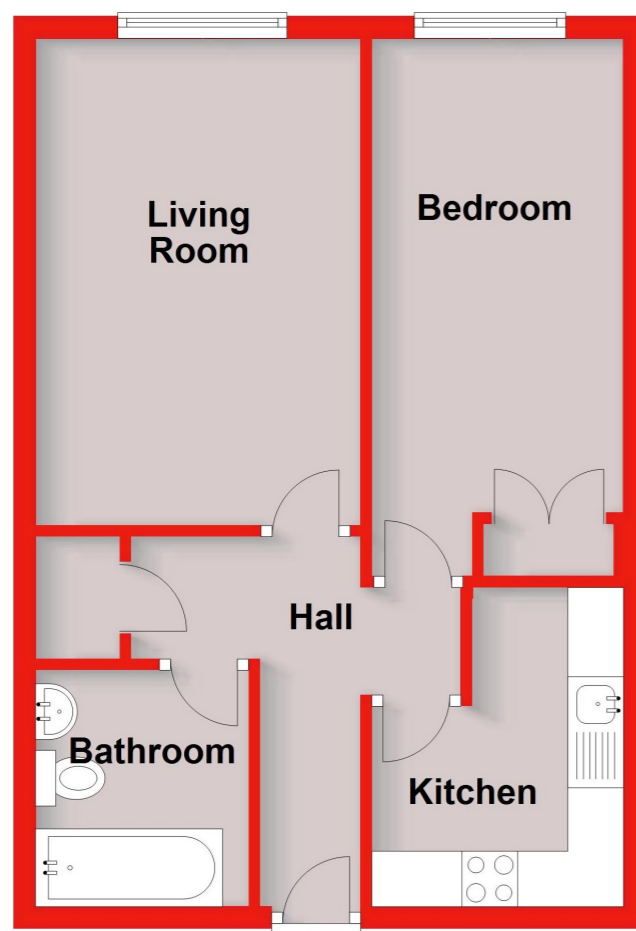


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Second Floor

Approx. 40.4 sq. metres (434.7 sq. feet)



Total area: approx. 40.4 sq. metres (434.7 sq. feet)

This floorplan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, openings and orientation are approximate. Plan produced using PlanUp.



Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 14, Regents Court, 25 London Lane, Bromley, Kent BR1 4NZ

£1,195 pcm

- Unfurnished. Available August
- Bathroom
- One Bedroom, Top Floor Flat
- Gas CH, Double Glazing
- Living Room
- Communal Gardens, Secure Parking
- Modern Fitted Kitchen
- EPC Rating C

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



Flat 14, Regents Court, 25 London Lane, Bromley, Kent BR1 4NZ

To Be Let Unfurnished. Available August 2023. Situated on the 2nd (Top) floor (No Lift) of this modern purpose built block, this is a one bedroom flat. Accommodation comprises, ground floor communal entrance with security entrance phone, hall, living room, modern fitted kitchen with built in appliances including, oven, hob, extractor, washing machine and fridge, bedroom with built in wardrobes, and a modern bathroom. The property has the benefit of gas central heating by radiators and double glazing. Outside there are communal gardens and electric gates giving access to secure parking for one car.

Location

Conveniently situated not far from the junction of London Lane and Warner Road. The nearest station is Sundridge Park serving Lewisham for the DLR, London Bridge, Charing Cross, and Cannon Street. Local shops can be found in Plaistow Lane, whilst bus services in London Road provide access to Bromley Town Centre.



Ground Floor

light/shaver point, extractor, chrome ladder heated towel rail.

Communal Entrance Hall

Security Entrance phone system. Stairs to second floor (no lift).

Outside

Communal Gardens

To front and rear.

Secure Parking

Driveway to side with electric security gates, parking for one car to rear.

Council Tax

London Borough of Bromley Band C. 2023/24 £1637.50

Tenants Permitted Payment:

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

(Proctors are not taking holding deposits)

SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR) Five weeks' rent.

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

UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid.

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).

VARIATION OF CONTRACT (TENANT'S REQUEST)

£50 (inc. VAT) per agreed variation.

CHANGE OF SHARER (TENANT'S REQUEST) £50

(inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

EARLY TERMINATION (TENANT'S REQUEST)

Tenants 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.

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.

