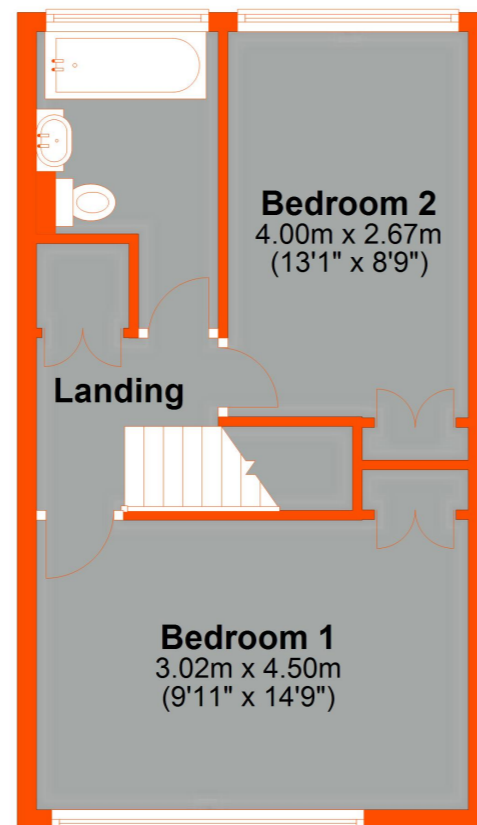


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

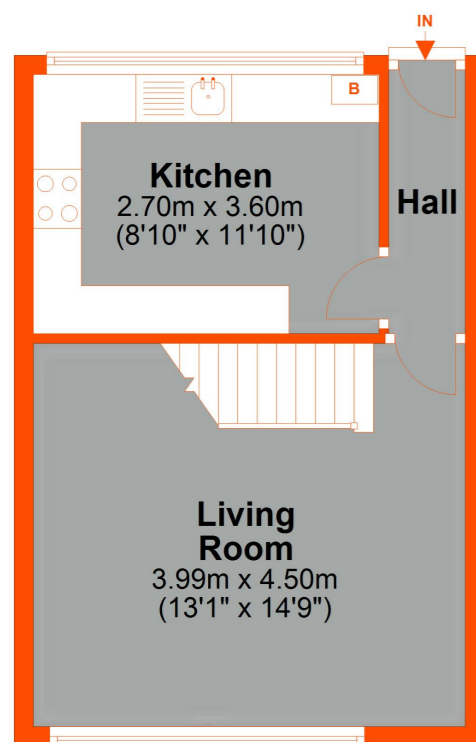
### First Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



### Ground Floor

Approx. 30.6 sq. metres (329.0 sq. feet)



Total area: approx. 67.0 sq. metres (721.6 sq. feet)

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



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 2 Meycroft, 20 Bourne Way, Bromley, Kent BR2 7HB

**£1,600 pcm**

- Immediately Available
- Two Double Bedrooms
- Large Kitchen
- Modern Bathroom
- Purpose Built Maisonette
- Spacious Lounge
- Tasteful Decoration
- Popular Location

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](http://www.proctors.london)



## Flat 2 Meycroft, 20 Bourne Way, Bromley, Kent BR2 7HB

Immediately available, spacious, well maintained purpose built maisonette with the advantage of a large living room with a sunny south facing aspect. Further benefits of the property include 2 double bedrooms, fitted kitchen, modern bathroom, UPVC double glazing, central heating (new boiler has just been installed) and tastefully decorated throughout.

### Location

Ideally situated within a short walk of Hayes station with services to London Bridge/Charing Cross, local bus routes, shops and restaurants can be found nearby on Hayes Approach plus Bromley Town Centre is just a short drive away with its wider selection of shopping and leisure facilities.



### GROUND FLOOR

#### Main Entrance Door

Communal hall leading to the property

#### Entrance Hall

UPVC double glazed entrance door with inset window, coved ceiling, radiator, wood effect flooring.

#### Living Room

Large UPVC double glazed window to front, coved ceiling, radiator, fitted carpet, stairs to first floor.

#### Fitted Kitchen

Large UPVC double glazed window to rear, comprehensive selection of fitted wall and base units incorporating drawers and ample work surfaces with a tiled splashback, inset stainless steel sink unit, gas hob with extractor hood over, electric oven, washing machine, dishwasher, fridge and freezer, wall mounted combi central heating boiler, spotlighting, wood effect flooring.

### FIRST FLOOR

#### Landing

Large fitted cupboard, fitted carpet.

#### Bedroom One

Large UPVC double glazed window to front, fitted wardrobe, radiator, spotlighting, coved ceiling, fitted carpet.

#### Bedroom Two

UPVC double glazed window to rear, radiator, coved ceiling, fitted carpet.

#### Bathroom

Translucent UPVC double glazed window to rear, matching white bathroom suite comprising of panelled bath with shower over, fitted shower screen, wash hand basin set to vanity unit with fitted mirror and light above, low level WC, local tiled walls extending to fully tiled around bath and

shower areas, radiator, tiled flooring.

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Bromley band C

#### 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

