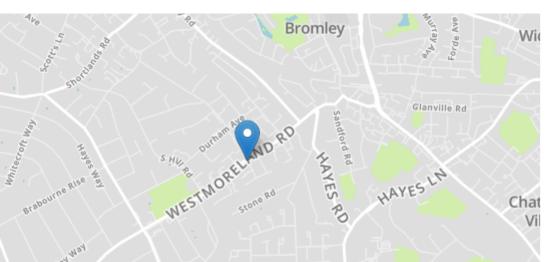
## **Bromley Office**

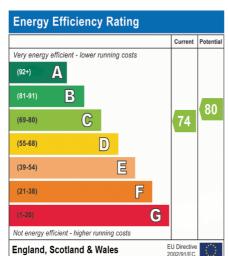
11 Plaistow Lane, Bromley, BR1 4DS

**20** 020 8460 4166

bromley@proctors.london









Total Approx. Floor Area 627 Sq.Ft. (58.2 Sq.M.)

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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 nd 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 ompanies. For Lettings we employ a Referencing Company and can receive rebates against their charges if tenants or landlords take out various products.



# **Bromley Office**

- 11 Plaistow Lane, Bromley, BR1 4DS
- **20** 020 8460 4166
- bromley@proctors.london











Viewing by appointment with our Bromley Office - 020 8460 4166

# Flat 17, Morley Court, 72 Westmoreland Road, Bromley BR2 0TD

# £1,650 pcm

- Available February Unfurnished
- Luxury Kitchen With Appliances
- Gas CH, Double Glazing
- Top/Second Floor Flat

- Two Bedroom Flat
- Modern Bathroom
- Parking, Communal Garden
- EPC Rating C







# Flat 17, Morley Court, 72 Westmoreland Road, Bromley BR2 0TD

AVAILABLE FEBRUARY 2026 UNFURNISHED. Located on the top (Second) floor of this modern purpose built block, this two bedroom flat has been modernised and improved. The property is accessed via a communal entrance hall and stairs (no lift) to the second floor. Accommodation comprises, hall, good size living room, new luxury fitted kitchen with appliances, main bedroom with built in wardrobes, second bedroom and modern bathroom suite. The property has the benefit of gas central heating by radiators and double glazed windows with fitted blinds. Outside there is a designated parking space and well kept communal gardens

# Location

Situated on the corner of Westmoreland Road and Cumberland Road, Bus services pass along Westmoreland Road with routes to Bromley High Street with national stores, The Glades shopping centre, The Churchill Theatre, various restaurants and other recreational facilities and Bromley South Station, which is about half a mile away. Local schools include Highfield Infant and Junior Schools off Highfield Drive and South Hill Road and St Mark's Primary School.









# **Ground Floor**

#### **Communal Entrance Hall**

Stairs to second floor. (no lift)

# **Second Floor**

Two deep store cupboards, central heating controls.

### **Living Room**

4.50m x 4.18m (14' 9" x 13' 9") Double glazed windows with fitted blinds, to rear overlooking gardens, radiator,

# Kitchen

4.00m x 2.00m (13' 1" x 6' 7") Double glazed windows with fitted blinds to side, recently refitted with range of luxury wall and base cupboards with work surfaces over, part tiled walls, inset stainless steel one and a half bowl and sink with mixer taps, built in AEG fan oven, ceramic hob and stainless steel extractor fan, Bosch fridge freezer, washer dryer and dishwasher, wall mounted Worcester gas boiler, radiator.

# Bedroom 1

5.00m x 2.72m (16' 5" x 8' 11") Double glazed windows with fitted blinds to rear, built in double wardrobe, radiator.

#### Bedroom 2

3.24m x 2.20m (10' 8" x 7' 3") Double glazed window with fitted blind to rear, radiator.



#### **Bathroom**

Part tiled walls, luxury white suite comprising pane bath with shower and screen, pedestal washbasin and low suite WC, chrome ladder heated towel rail, extractor fan.

### Outside

#### **Communal Gardens**

Mainly laid to lawn at the front, side and back

#### **Parking**

Designated parking space for one vehicle.

#### **Council Tax**

London Borough of Bromley Band C.

### **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

LOST KEY(S) OR OTHER SECURITY DEVICE(S) Tenants are liable for the actual cost of replacing any lost key(s) or other security

VARIATION OF CONTRACT (TENANT'SREQUEST) £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

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.