



Total Approx. Floor Area 627 Sq.Ft. (58.2 Sq.M.)
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Viewing by appointment with our Bromley Office - 020 8460 4166

Flat 17, Morley Court, 72 Westmoreland Road, Bromley BR2 0TD
£1,585 pcm Not Applicable

- Available Now, To Be Let Unfurnished
- Top (2nd) Floor
- Modern Bathroom
- Parking, Communal Garden
- Two Bedroom Flat
- Luxury Kitchen With Appliances
- Gas CH, Double Glazing
- 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.
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Flat 17, Morley Court, 72 Westmoreland Road, Bromley BR2 0TD

Available Now, To Be Let Unfurnished. Located on the top (2nd) 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 kitchen with fitted appliances, main bedroom with built in wardrobes, second bedroom and modern bathroom. 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 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

Hall

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 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.

