



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	77
(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	



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 20, 160 Croydon Road, Beckenham, Kent BR3 4FB

£1,500 pcm

- 🏠 2nd Floor Apartment
- 🏠 Communal Terrace
- 🏠 Gated Secure Allocated Parking
- 🏠 Lift to All Floors
- 🏠 1 Bedroom
- 🏠 Fully Fitted Kitchen
- 🏠 Water and Heating Included (Up To £75.00 PCM)
- 🏠 Available from 1st July

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 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



Flat 20, 160 Croydon Road, Beckenham, Kent BR3 4FB

A 1 bed roomed 2nd floor apartment. Lifts to all floors, gated secure allocated parking, entry phone system, communal terrace, and entrance lobby.

Fitted kitchen with integrated appliances including fridge/freezer, washer/dryer and dishwasher, oven, hob and extractor, soft closing doors and drawers. bath/shower room, UPVC double glazed windows with elevated views.

Location

Prime location being only a very short walk from Elmers End mainline and tram stations with a regular service to London Bridge from 22 minutes, Charing Cross from 32 minutes, or the tram to East Croydon then Victoria from 39 minutes. Many local bus routes, good local shops, bars and restaurants, and only a short drive or brisk walk from central Beckenham with its sports and leisure facilities. Bromley and Croydon main shopping centres are also easily accessible.



Ground Floor

Main Entrance

lift service and stairs to all floors, impressive marble with individual floors carpeted.

Second Floor

Entrance Hall

video entry phone system, fitted carpet.

Living Room

23' 1" x 15' 1" (7.04m x 4.60m) D/G windows with an easterly aspect, radiator, inset lighting, hardwood flooring, open plan to:

Kitchen Area

with comprehensive selection of fitted wall and base units incorporating drawers, ample work surfaces, stainless steel splash back, counter lighting, double stainless steel sink unit with mixer tap, stainless extractor hood over electric hob and oven, integrated fridge/freezer, washer/dryer and dishwasher, inset lighting, hardwood flooring.

Bedroom

11' 9" x 9' 5" (3.58m x 2.87m) UPVC D/G windows to one wall with an easterly aspect, fitted wardrobe, radiator, hardwood flooring.

Bathroom

matching white bathroom suite with panelled bath/shower over and fitted screen, wash hand basin set to vanity unit, concealed low level WC, cabinet with lighting above, fully tiled, heated towel rail, inset spotlighting, ceramic tiled floor.

Outside

Gated Allocated Residents Parking

BROMLEY COUNCIL TAX 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.

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.

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

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