



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(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

92 Croydon Road, West Wickham, Kent BR4 9HY

£1,650 pcm

- Ground Floor Maisonette
- Fitted Kitchen
- Modern Bathroom
- Own Front and Rear Gardens.
- 2 Bedrooms
- Large Lounge
- Double Glazing and Central Heating
- Available Mid-January

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



92 Croydon Road, West Wickham, Kent BR4 9HY

A ground floor 2 bedroom maisonette with large private front and rear gardens. The property boasts a large lounge, 2 double bedrooms, modern bathroom, fitted kitchen, double glazing with fitted shutters, gas central heating, well maintained with neutral decoration and laminate flooring throughout.

Location

Ideally placed close to local shops, restaurants, coffee shops and bus routes. Primary and secondary schools are nearby. Hayes and West Wickham Centres are a short drive or bus ride away with their shops, leisure facilities and mainline train stations with fast and frequent services to Central London and beyond. Keston Common is also close at hand.



GROUND FLOOR

Entrance Hall

Radiator, laminate flooring, storage cupboard.

Lounge

Double glazed bay window to front with fitted shutters, radiator, laminate flooring.

Kitchen

White enamel sink unit set in a matching range of polished wood worktops with white wall/base units and drawers, fitted hob, oven and hood, integrated washing machine, fridge and freezer, cupboard housing gas central heating boiler, double glazed window to side with fitted shutters, half glazed door to rear opening onto the garden.

Bedroom 1

Double glazed window to front with fitted shutters, fitted wardrobes with storage space, radiator, laminate flooring.

Bedroom 2

Double glazed window to rear with fitted shutters, radiator, laminate flooring.

Bathroom

Matching white suite comprising panelled bath with mixer tap, power shower with glass screen, pedestal wash hand basin, low flush WC, ceramic tiled walls and flooring, heated towel rail, double glazed translucent window to rear.

EXTERIOR

Gardens to Front and Rear

Rear Garden: Large private garden laid to artificial lawn with decking to the side and across the rear of the property, garden shed, outside understairs storage cupboard, side access.

Private Front Garden.

ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley Band C.

Utilities

MAINS - Electricity, Gas, Water and Sewerage.

Broadband and Mobile

To check coverage please visit
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

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 or by contacting us direct.

