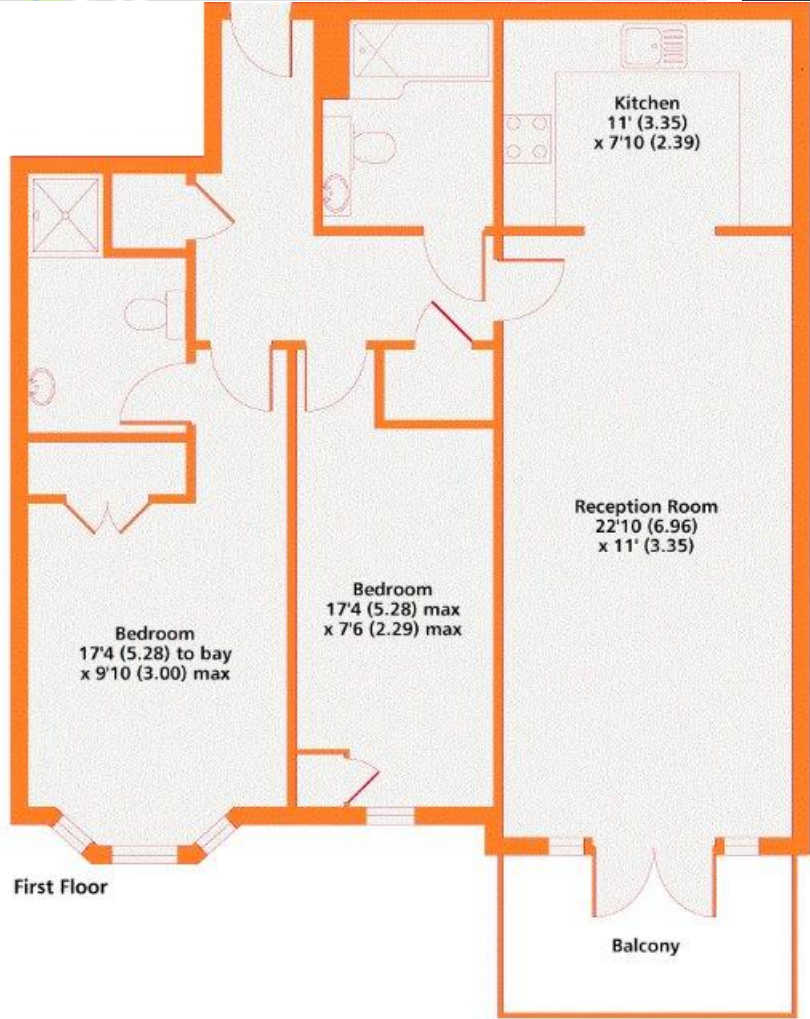


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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		

EU Directive 2002/91/EC

England, Scotland & Wales



**First Floor**

**Kitchen**  
11' (3.35) x 7'10 (2.39)

**Reception Room**  
22'10 (6.96) x 11' (3.35)

**Bedroom**  
17'4 (5.28) max x 7'6 (2.29) max

**Bedroom**  
17'4 (5.28) to bay x 9'10 (3.00) max

**Balcony**

**Bromley Road, BR3**  
**Gross Internal Floor Area 842 sqft 78.2 sqm**

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

The Property Ombudsman





Viewing by appointment with our Shirley Office - 020 8777 2121

5, Oaklands Court, 118 Bromley Road, Beckenham, Bromley, Kent BR3 5NW

£1,850 pcm

First Floor Apartment

Bathroom & En-Suite Shower Room

Gated Allocated Parking

Sought After Location

Two Bedrooms

Lift Service

Balcony

Gas Central Heating & Double Glazing

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

George Proctor & Partners trading as Proctors

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



## 5, Oaklands Court, 118 Bromley Road, Beckenham, Bromley, Kent BR3 5NW

Lift services this modern well appointed and neutrally decorated apartment offering spacious accommodation located at the front of this prestigious development. With a good sized balcony off the living room, fitted integrated kitchen. This apartment has a main bedroom with wardrobes, bay window and an en-suite shower room with a second bedroom and a full bathroom with shower. Benefiting from gas radiator central heating with renewed boiler and sealed unit double glazed windows, fitted carpets, audio/visual security entry system via gates and allocated parking with use of communal gardens.

### Location

Situated on the junction of Bromley Road and Oakwood Avenue, a stones throw from the Oakhill parade of shops and bus services together with Clare House Primary all within a walkable distance. Beckenham High Street with its extensive shopping, bars and restaurants and Beckenham Junction Station (services to London Victoria and London Bridge) and tramlink to Croydon and Wimbledon is within half a mile together with Kelsey Park.



### GROUND FLOOR

#### Communal Hallway

Personal mailbox, stairs and lift to:

### FIRST FLOOR

#### 'L' Shaped Entrance Hall

Stone tiled floor, audio visual entry panel, large cupboard houses hot water cylinder and cold tank, further shelved storage cupboard.

#### Reception Room

22' 10" x 11' 0" (6.96m x 3.35m) Glazed double doors and side windows onto;

BALCONY: paved, good sized for table and chairs.

#### Kitchen

11' 0" x 7' 10" (3.35m x 2.39m) White units comprising base and wall cupboards, corner shelves with pelmet lighting below cupboards, worktops, inset one and a half bowl sink unit with mixer tap, appliances include, 4 ring stainless steel gas hob, extractor over, double oven under, dishwasher, washing machine, fridge/freezer, glazed wall display cupboard with lighting, tiled floor, part tiled walls.

#### Bedroom 1

17' 4" x 9' 10" (5.28m x 3.00m) Bay to front, built-in wardrobes.

#### En-Suite Shower Room

White suite of fully tiled shower, glazed folding door to front, pedestal wash basin and toilet, part tiled walls and floor, extractor fan.

#### Bedroom 2

17' 4" x 7' 6" (5.28m x 2.29m) Window to front, built-in cupboard houses wall mounted Vaillant boiler (installed 13/12/2022).

#### Bathroom

White suite, enclosed shower bath with mixer tap, separate shower over, glazed screen, vanity surface with inset was basin with mixer tap, cupboard below, toilet with concealed cistern, stone tiled floor and walls, extractor fan, chrome ladder towel rail.



### OUTSIDE

#### Communal Gardens

Use of extensive well maintained gardens.

#### Parking

Remote electric gates giving access to single allocated parking space, visitor parking available.

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Bromley band D.

#### Tenant 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.

