



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	84
		EU Directive 2002/91/EC	



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 8, Darwin House , 45 Copers Cope Road, Beckenham, Bromley, Kent
 BR3 1AU

£1,850 pcm

- Impressive Apartment
- Fitted Kitchen/Diner
- En Suite and Bathroom
- Residents Parking
- 2 Double Bedrooms
- Spacious Accommodation
- Lift Service
- Available 2nd December

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



Flat 8, Darwin House , 45 Copers Cope Road, Beckenham, Bromley, Kent BR3 1AU

An extremely spacious 1st floor apartment which is offered to let in excellent condition with the advantage of a lift service, 2 double bedrooms, 1 with en suite shower room, large bright and airy living room, fitted kitchen/diner, plus neutral decoration throughout. To the rear is residents parking (not allocated) plus visitors parking.

Location

Ideally located with a wide variety of amenities close by. These include shops, restaurants and cafes on Beckenham High Street. Beckenham Junction (Victoria service) and tram terminal, New Beckenham Station (London Bridge, Cannon Street, Charing Cross) are also near by.



GROUND FLOOR

Stairs and Lift to:

FIRST FLOOR

Entrance Hall

Entrance door, fitted storage cupboard, fitted cupboard housing hot water cylinder, underfloor heating, engineered wood flooring.

Living Room

Twin double glazed windows to front with fitted blinds, inset lighting, underfloor heating, engineered wood flooring.

Fitted Kitchen/Diner

Double glazed window to side, comprehensive selection of fitted wall and base units incorporating drawers, inset sink unit to granite work surfaces with counter lighting and matching trim, stainless steel electric hob and oven with stainless steel extractor hood over and splashback, washing machine, tumble dryer, integrated microwave and fridge freezer, inset lighting, underfloor heating.

Bedroom 1

Double glazed window to front, mirror fronted wardrobe, underfloor heating, inset lighting, fitted carpet.

En Suite Shower Room

Large enclosed shower cubicle, wash hand basin set to vanity unit with drawer below, concealed low level WC, wall mounted mirror fronted bathroom cabinet, heated towel rail, ceramic tiled flooring, underfloor heating.

Bedroom 2

Double glazed window to front, mirror fronted fitted wardrobe, inset lighting, underfloor heating, fitted carpet.

Bathroom

Matching white bathroom suite comprising tiled panelled bath with shower over and fitted shower screen, wall mounted wash hand basin with mirror fronted bathroom cabinet above, concealed low level WC, half tiled walls extending to fully tiled around bath and shower areas, heated towel rail, inset lighting, tiled flooring, underfloor heating.

EXTERIOR

Landscaped Gardens

to the rear leading to:

Residents Car Park

Not allocated.

ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley Band E

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.

