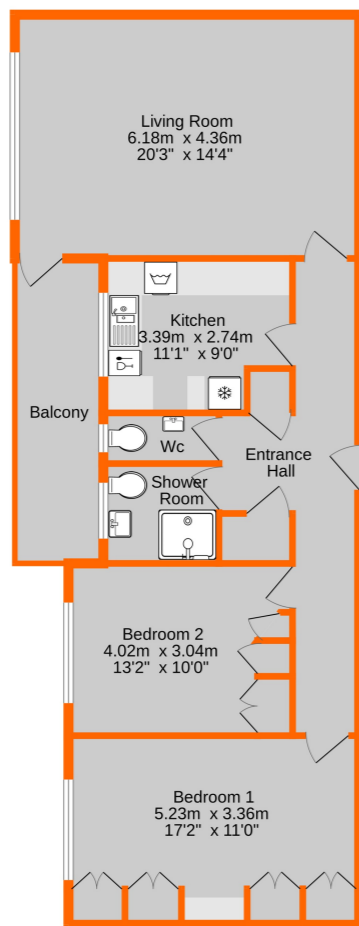


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ground Floor
85.8 sq.m. (924 sq.ft.) approx.



TOTAL FLOOR AREA : 85.8 sq.m. (924 sq.ft.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropix ©2023

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



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 16 Andrew Court, 68 Wickham Road, Beckenham, Kent BR3 6RG

£2,000 pcm

- 🏠 2 Bed Apartment
- 🏠 Particularly Spacious Accommodation
- 🏠 Lounge with Balcony
- 🏠 Sought After Block Close to Kelsey Park
- 🏠 Top Floor
- 🏠 Garage and Lift Service
- 🏠 Cloakroom
- 🏠 Immediately Available

Flat 16 Andrew Court, 68 Wickham Road, Beckenham, Kent BR3 6RG

Spacious 2 bed top floor BALCONY apartment with LIFT ACCESS and GARAGE, in great location near Kelsey Park. Both bedrooms are large double rooms and the main bedroom is particularly impressive with extensive wardrobes. Shower room with WC, and separate cloakroom. At the end of the generous hall there is a really spacious living room with large double glazed window enjoying far reaching views and door to the balcony. In addition to the many advantages of this flat there is a STORAGE ROOM, which is useful extra space.

Location

This is a prime location only a couple of hundred yards from the popular parade of shops on Wickham Road, by the Park Langley roundabout. Entrances to Kelsey Park will also be found on Wickham Road and walking through Kelsey Park, passing the lake, provides an alternative route to Beckenham High Street, approximately three quarters of a mile away. From Beckenham Junction Station there are trains to Victoria and The City plus trams to Croydon and Wimbledon. Bus route 162 runs along Wickham Road from Beckenham, Bromley, Chislehurst and Eltham with a bus stop immediately outside Andrew Court.



GROUND FLOOR

Communal Entrance

Lift to third floor

THIRD FLOOR

Large Entrance Hall

8.86m max x 2.53m max (29'1 x 8'4) cloaks cupboard, storage cupboard, high level cupboards, 2 radiators, video entryphone

Bedroom 1

5.23m x 3.36m (17'2 x 11'0) extensive range of wardrobes and dressing table with mirror, locker cupboards above, radiator, double glazed window to front

Bedroom 2

4.02m x 3.04m (13'2 x 10'0) fitted wardrobes, cupboard with shelves, radiator, double glazed window to front

Shower Room and WC

2.05m x 1.78m (6'9 x 5'10) tiled shower cubicle, wash basin with 2 drawers, low level wc, tiled walls with inset mirror, shaver point, heated towel rail, Amtico flooring, extractor fan and double glazed window to front

Cloakroom/Separate WC

white low level suite, wash basin with mirror above, cupboard beneath, tiled walls, shaver point, Amtico flooring, double glazed window to front

Living Room

6.18m x 4.36m (20'3 x 14'4) wall lights, entryphone handset, 2 radiators, large double glazed window to front

Balcony

5.5m x 1.27m (18'1 x 4'2) accessed via door from living room

Kitchen

3.39m x 2.74m (11'1 x 9'0) base cupboards and drawers, work surfaces with wall tiling above, Bosch washing machine and slimline dishwasher, 1½ bowl s/s sink, cooker hood, upright fridge/freezer, wall cupboards, concealed gas fired Worcester combi boiler, double glazed window to front overlooking balcony



EXTERIOR

Garage

6.35m x 2.78m max (20'10 x 9'1) at front of building, electrically operated up and over door, light and door to store room

Store Room

2.18m x 1.81m (7'2 x 5'11) with light

Communal Gardens

Beautifully landscaped garden to rear.

BROMLEY COUNCIL TAX 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.

