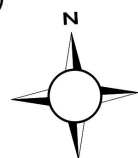
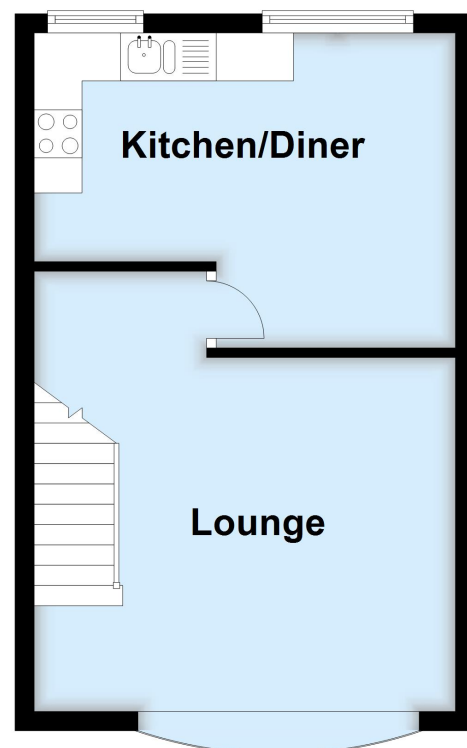


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	41	75
	EU Directive 2002/91/EC	

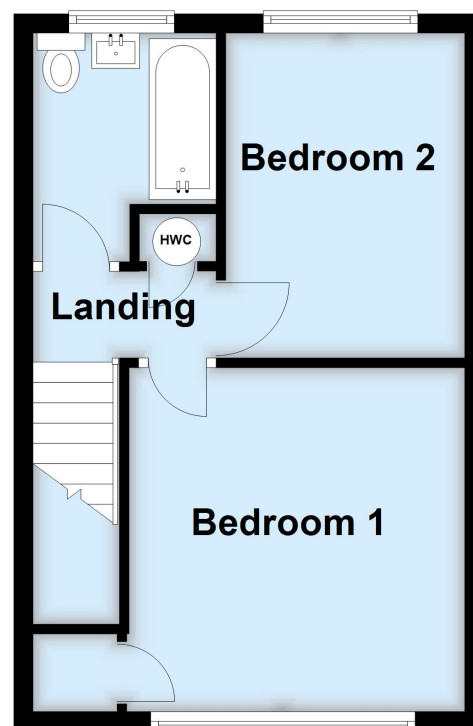
## First Floor

Approx. 31.5 sq. metres (339.2 sq. feet)



## Second Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.0 sq. feet)

This plan is for general layout guidance and may not be to scale.  
Plan produced using PlanUp.

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 MAP Limited 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 Rent4sure Limited 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)



Viewing by appointment with our Petts Wood Office - 01689 606666

19 Clareville Road, Orpington, Kent, BR5 1RU

**£1,650 pcm**

- Long Term Rental
- Spacious Maisonette
- Two Double Bedrooms
- Dining Kitchen
- Immediately Available
- 1st and 2nd Floor
- Double Aspect Lounge
- Garage En- Bloc



PROCTORS

PROCTORS

## 19 Clareville Road, Orpington, Kent, BR5 1RU

IMMEDIATELY AVAILABLE TO RENT. This first and second floor maisonette is conveniently placed for Orpington mainline station, transport links in Crofton Road, Princess Royal University Hospital, nearby reputable schools, plus Orpington and Petts wood amenities. The accommodation comprises two double bedrooms on the second floor, a spacious double aspect lounge, a generous dining kitchen, bathroom and a private ground floor entrance door with a porch, storage area and inner staircase to the first floor landing. Benefits include LONG TERM RENTAL, double glazed windows, garage en-bloc for storage and kitchen appliances. Please note the property is all electric with independent wall heaters. Exclusive to PROCTORS.

Location
Lettings Terms and Conditions
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 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 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, subscription and installation
• Default fees
• Any other permitted payments, not include above, under the relevant legislation including contractual damages.
TENANT PROTECTION

Proctors are member 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.



### Ground Floor

#### Private Entrance Porch (ground floor)

Double glazed entrance door, built-in double coats cupboard with electric meters, inner glazed door to stairs.

### First Floor

#### Landing

Open plan to living space.

#### Lounge

4.21m x 3.58m (13' 10" x 11' 9") Double glazed oriel bay window to front, double glazed window to side, wall heater, open aspect stairs to second floor.

#### Dining Kitchen

4.21m x 3.21m (13' 10" x 10' 6") Two double glazed windows to rear, range of gloss white wall and base cabinets, built-in electric oven, electric hob set in worktop, stainless steel extractor hood, one and a half bowl sink unit, integrated fridge and freezer, Bosch washing machine included, dining area with four-seater table,



wall heater, recessed ceiling lights.

### Second Floor

#### Landing

Access to loft (access not included), built-in airing cupboard with hot water cylinder.

#### Bedroom One

3.52m x 3.23m (11' 7" x 10' 7") Double glazed window to front and double glazed window to side, wall heater, built-in wardrobe, all free standing furniture and double beds included.

#### Bedroom Two

3.23m x 2.31m (10' 7" x 7' 7") Double glazed window to rear, wall heater, free standing wardrobe and drawer set included.

#### Bathroom

1.71m x 1.59m (5' 7" x 5' 3") Double glazed window to rear, white suite comprising bath with shower screen and electric shower unit, hand wash basin on vanity unit, WC, heated towel rail.



### Outside

#### Outside area

Small area laid to slate.

#### Garage En-Bloc

Single garage en-bloc with up and over door. Condition externally and internally as seen.

### Additional Information

#### Tenancy Information

Rent: £1,750.00 Per Calendar Month Paid in Advance  
Security Deposit: £2,019.00 Five weeks Rent with DPS paid in Advance  
Furnishing: Part Furnished (fridge/freezer, washing machine, wardrobes, bedroom furniture, double bed included)  
Availability: Available Now  
Term: Long Term On Offer  
Restrictions: No Smokers, No Sharing

Pets: Sorry No Pets, No garden  
Council Tax: Local Authority Bromley, Council Tax Band: C