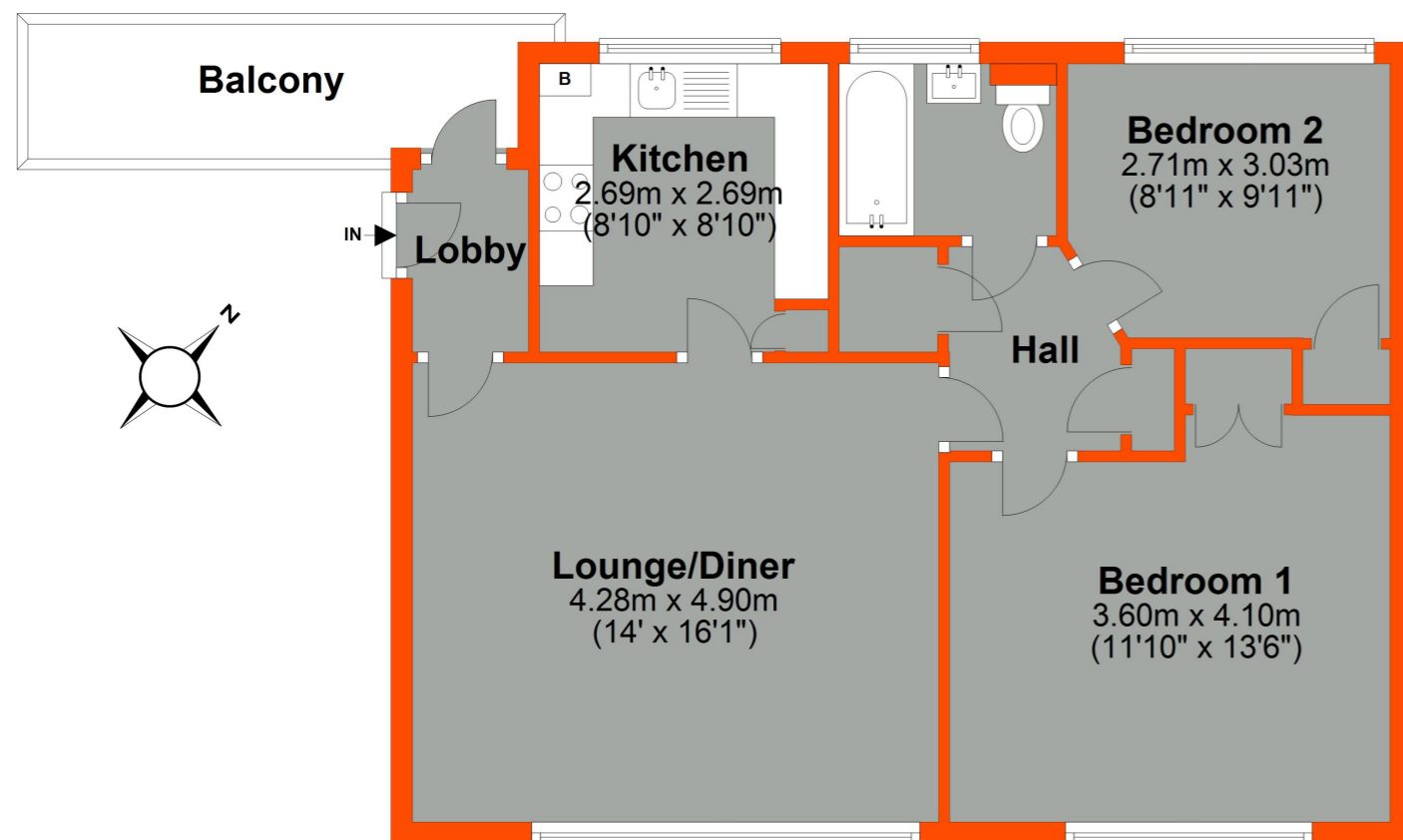


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	78
		EU Directive 2002/91/EC	

## Second Floor

Approx. 64.7 sq. metres (696.4 sq. feet)



Total area: approx. 64.7 sq. metres (696.4 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 6 Deepdene Court Kingswood Road, Shortlands, Bromley, Kent BR2 0NW

**£1,700 pcm**

- 2 Bedroom 2nd Fl Flat
- Modern Bathroom
- Allocated Parking
- Communal Gardens

- High Gloss Fitted Kitchen
- Large West Fact Balcony
- Large Locked Storage Cupboard
- Available 26th September

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)





## Flat 6 Deepdene Court Kingswood Road, Shortlands, Bromley, Kent BR2 ONW

Superb 2 bedroom top floor flat (2nd floor) with plenty of storage - large private west facing balcony with an impressive living room, fitted white high gloss kitchen, 2 generous size bedrooms with fitted wardrobes and modern bathroom, tastefully decorated throughout with parquet flooring to the living room. To the rear is a large west facing balcony, lawned communal gardens plus allocated parking bay.

### Location

Situated towards the centre of Shortlands with a varied selection of amenities close by some of which include local shops at Shortlands Village, Shortlands Station with services to Central London, various bus routes and Beckenham and Bromley town centres are also both nearby.



### GROUND FLOOR

#### Main Entrance

Communal hallway with locked large storage cupboard, stairs to second floor (top)

### SECOND FLOOR

#### Entrance Hall

Large lockable storage cupboard. Entrance door, entry phone receiver, parquet flooring, door to large covered private balcony

#### Living Room

A large UPVC double glazed picture window to front, radiator, coved ceiling, parquet flooring

#### Fitted Kitchen

UPVC double glazed window to rear, fitted high gloss wall and base units with stainless steel sink unit, work surfaces with tiled splashback, electric hob, extractor over, stainless steel electric oven, washer/dryer, dishwasher, fridge freezer, concealed wall mounted combi central heating boiler, inset lighting, ceramic tiled flooring.

#### Inner Hall

2 large fitted storage cupboards, fitted carpet

#### Bedroom One

UPVC double glazed picture window to front, radiator, fitted wardrobe, coved ceiling, fitted carpet.

#### Bedroom Two

UPVC double glazed picture window to rear, radiator, fitted wardrobe, coved ceiling, laminate flooring.

#### Bathroom

UPVC double glazed translucent window to rear, white bathroom suite comprising panelled bath with hand held shower attachment plus shower over and fitted screen, hand basin, vanity unit, WC, half tiled walls extending to fully tiled walls around bath and shower areas, heated towel rail, inset lighting, ceramic tiled flooring.

### EXTERIOR

#### Balcony

A large covered west facing sunny balcony with fitted seating.



### Communal Area

Lawned garden to rear

### Parking

Well positioned allocated residence parking

### ADDITIONAL INFORMATION

#### Council Tax

Croydon Borough band D

#### 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](http://www.proctors.london) or by contacting us direct.

