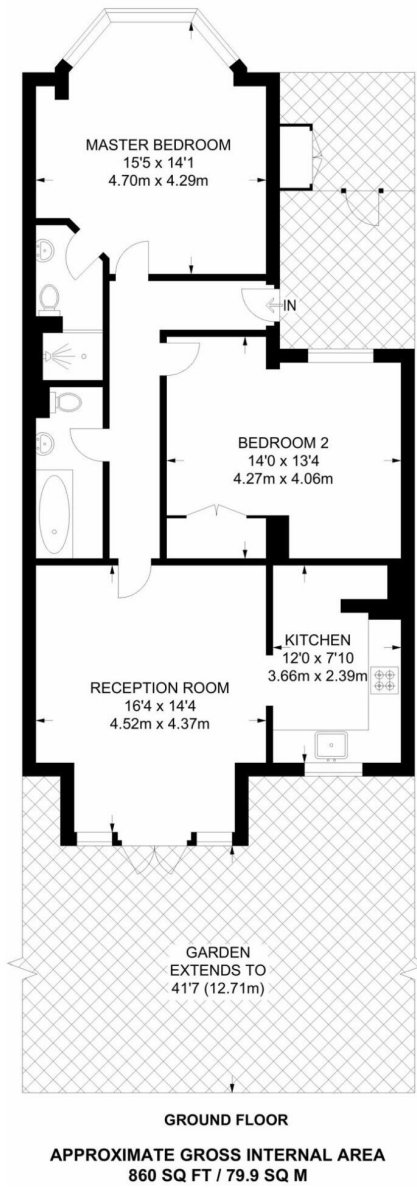
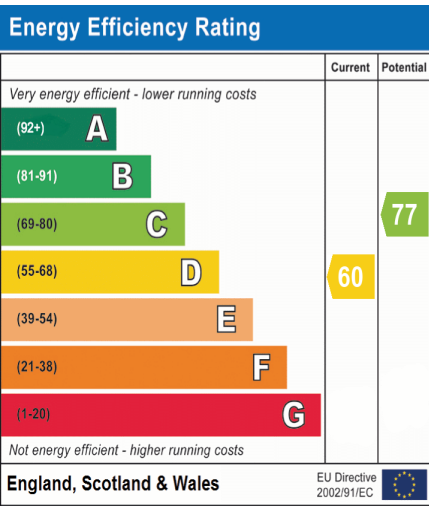
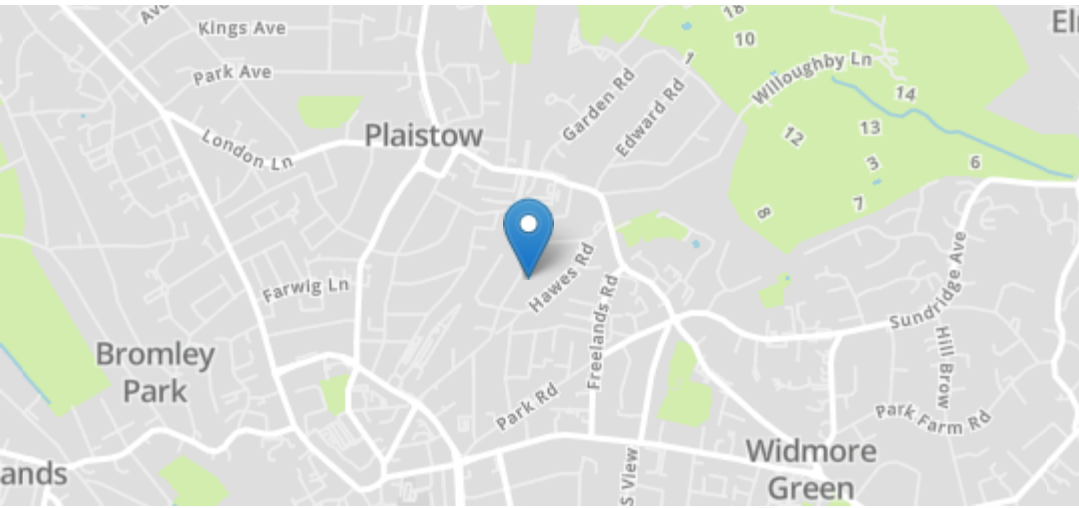




Disclaimer: All measurements are approximate. No equipment, circuits or fittings have been tested. These particulars are made without responsibility on the part of the Agents or Vendor, their accuracy is not guaranteed nor do they form part of any contract and no warranty is given.
Referral Fees: The 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



George Proctor & Partners trading as Proctors



Viewing by appointment with our Bromley Office - 020 8460 4166

22a Rodway Road, Bromley, Kent BR1 3JL
£1,800 pcm

- Available Now
- Private Rear Garden
- Close To Transport Links
- Bathroom & En Suite
- Unfurnished
- Beautifully Presented
- Period Features
- Private Parking

www.proctors.london

www.proctors.london

22a Rodway Road, Bromley, Kent BR1 3JL

Beautifully presented bright and spacious two double bedroom ground floor apartment located in this imposing Victorian conversion. Private entrance with spacious accommodation including a large living room opening onto a private rear garden, modern white gloss kitchen with some built in appliances. Two generous double bedrooms, white bathroom suite and en suite shower room. Period features, plantation shutters and high ceilings. The property comes with private parking for one car. Available now unfurnished.

Location

Rodway Road is in an ideal location for Sundridge Park Golf Club, Tennis Club and Bromley Sports Club. Walking distance of Bromley town Centre within about 3/4 of a mile for restaurants and other leisure facilities. Sundridge Park Village and railway station with services via Grove Park to Lewisham, for the DLR, and London Bridge, Charing Cross and Canon Street. Bromley South station has frequent services to London Victoria. Comprehensive shopping facilities are to be found in Bromley town centre.



Ground Floor

Private Entrance

Hardwood glazed door into:-

Hallway

Wooden flooring, radiator.

Lounge

4.52m x 4.37m (14' 10" x 14' 4") Double glazed window to front, French doors to rear garden, radiator, wood laminate flooring, shutters, opens into:-

Kitchen

3.66m x 2.39m (12' 0" x 7' 10") Double glazed window to rear, shutters, range of white gloss wall and base units, worktops over, stainless steel oven, gas hob, extractor hood, wall mounted boiler, stainless steel sink and mixer tap, space for washing machine, splash back tiling, tiled flooring.

Bedroom 1

4.70m x 4.29m (15' 5" x 14' 1") Double glazed bay window to front, shutters, radiator, door to:-

En Suite

Shower cubicle, low level w/c, wash hand basin with storage unit under, part tiled walls, extractor, heated towel rail.

Bedroom 2

4.27m x 4.06m (14' 0" x 13' 4") Double glazed window to front, shutters, radiator, built in wardrobes to one wall.

Bathroom

Panelled bath ,wash hand basin with storage unit under, part tiled walls, extractor, heated towel rail.

Outside

Garden

Private garden approx. 12.7m, fenced, paved patio, door to communal drying area.

Parking

Off street parking for one car to the front.

Additional Information

Council Tax

London Borough of Bromley Band C
For the current rate visit: bromley.gov.uk/council-tax/council-tax-guide.

Broadband and Mobile

For coverage at this property, please visit:
checker.ofcom.org.uk/en-gb/broadband-coverage
checker.ofcom.org.uk/en-gb/mobile-coverage

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.

