

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

Flat 185 Elgar Lodge, Fair Acres, Bromley, Kent, BR2 9BP

£1,200 pcm

- Available to Rent
- Purpose Built Apartment
- Spacious Lounge
- 5th Floor with Lift
- Long Term Agreement
- Double Bedroom
- White Goods Included
- Communal Gardens

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



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IMMEDIATELY AVAILABLE TO RENT. This 5th floor purpose built apartment is situated within the popular Fair Acres gated development, ideal for Bromley town centre amenities and transport connections. The property offers a secure entry system, a lift service and attractive communal gardens for sole use of the residents. The bright and airy interior comprises a double bedroom, a spacious living room, kitchen with electric oven and gas hob, and white bathroom. Benefits include large double glazed windows to the same aspect with panoramic views, gas central heating by combination boiler, entry phone system and neutral interior. Long term rental available. 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 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.



Entrance Porch

Communal entrance porch with security system, entry phone and personal fob.

Entrance Hall

Solid entrance door, radiator, built in cupboard housing electric meter, intercom entry phone.

Lounge

3.67m x 3.20m (12' 0" x 10' 6") Double glazed picture window to rear overlooking communal grounds, radiator, wall lights. fridge freezer included.

Kitchen

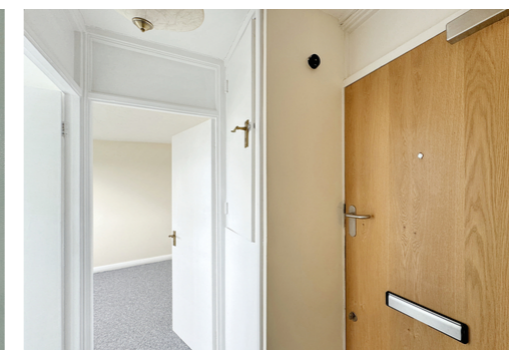
1.83m x 1.58m (6' 0" x 5' 2") Double glazed window to rear, wall and base cabinets, built in electric oven, gas hob set in work top, stainless steel extractor chimney, single sink unit, mixer tap, washing machine included, wall mounted combination central heating boiler, gas meter.

Double Bedroom

3.65m x 3.20m (12' 0" x 10' 6") Double glazed window to rear, radiator, built in single cupboard.

Bathroom

2.10m x 1.57m (6' 11" x 5' 2") Double glazed window to rear, bath with mixer tap and shower attachment, W.C, hand basin, radiator, ceramic tiled walls.



Tenancy Infomation

Rent: £1,200.00 PCM Paid in Advance
Security Deposit: Five weeks Rent with DPS paid in advance: £1,385.00
Furnishing: Unfurnished to include washing machine, fridge/freezer
Term: Long Term available
Restrictions: No smokers or sharers
Pet Policy: NOT ALLOWED

ADDITIONAL INFORMATION

Council Tax

Council Tax

Local Authority: Bromley

Council Tax Band: B

