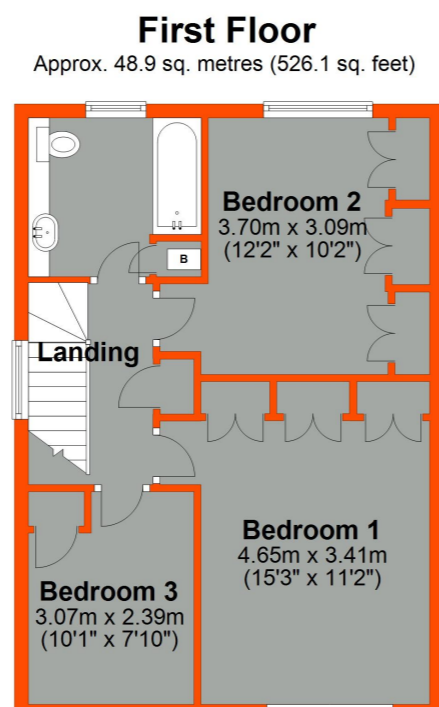
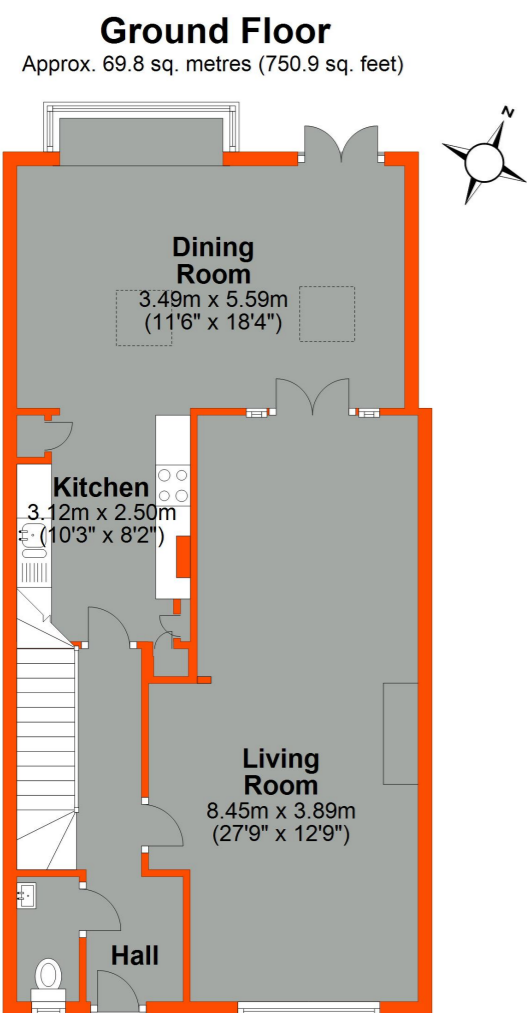


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 118.6 sq. metres (1276.9 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

60 Springpark Drive, Beckenham, Kent BR3 6QD

£2,250 pcm

- 3 Bedroom End Of Terrace
- Family Room
- Full Width Rear Extension
- Cloakroom
- Ideal For Clare House Primary
- 27' Dining and Sitting Room
- Bathroom With White Suite
- Immediately Available

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



60 Springpark Drive, Beckenham, Kent BR3 6QD

A 3 bedroom end of terrace house, having spacious ground floor living accommodation with a full width rear extension creating a large family room open to the fitted kitchen, in addition to the sitting/dining room. Cloakroom, attractive hardwood flooring, double glazing, gas central heating, and easily maintained landscaped garden. The property is ideally placed for Clare House Primary School.

Location

Springpark Drive is a very sought after development off Stanley Avenue, approximately three quarters of a mile from Beckenham High Street providing a range of shops, restaurants and other amenities. From Beckenham Junction there are trains to Victoria and The City as well as trams to Croydon and Wimbledon. CLARE HOUSE PRIMARY SCHOOL is located at the junction of Overbury Avenue and Oakwood Avenue. The beautiful Kelsey Park is in the vicinity, with entrances on Wickham Road along with popular local shops by the Park Langley roundabout.



Ground Floor

Entrance Hall

window above front door, covered radiator, downlights, hardwood floor, understairs cupboard with light, fuse box and electric meter.

Cloakroom

white low level wc, glass splashback above wash basin with cupboard beneath, hardwood floor, radiator, downlights, window to front.

Kitchen

base cupboards and drawers beneath granite work surface, double sink with mixer tap, integrated dishwasher and fridge/freezer, washing machine, cooker hood, electric hob, electric oven, wall units with internal lighting, full height corner cupboard, display shelving, hardwood floor, downlights, open to:

Family Room

fitted base cupboards and desk unit with shelving above, wall lights, hardwood floor, radiator, 2 sky lanterns, double glazed bay windows and deep sill, double glazed patio doors to garden, doors to:

Living Room

2 areas as follows:

Dining Area: radiator, wall lights

Sitting Area: fireplace recess with surround, wall light, radiator beneath double glazed sash windows to front.

First Floor

Landing

trap to loft space with ladder, storage cupboard, double glazed sash window to side.

Main Bedroom

range of built-in wardrobes, downlights, radiator beneath double glazed sash windows to front.

Bedroom 2

range of built-in double wardrobes, wall light, downlights, radiator beneath double glazed sash windows to rear.

Bedroom 3

built-in cupboard, wall lights, radiator beneath double glazed sash window to front.



Bathroom

white bath with mixer tap, shower and glazed hinged screen over, wash basin with mixer tap set into base unit with cupboards beneath, low level wc, cupboards either side of mirror, pelmet lighting above basin, airing cupboard housing Worcester gas boiler, Amtico flooring, heated towel rail, downlights, extractor fan, double glazed sash window to rear.

Outside

Front Garden

lawn, flower and shrub borders, paved pathway, gate to side.

Rear Garden

landscaped and mainly paved with gravelled areas plus timber shed, pond and pedestrian rear access.

ADDITIONAL INFORMATION

Council Tax

Bromley borough band F

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.

