





## Flat 5 Corinne Court, 1 The Avenue, Beckenham, Bromley, Kent BR3 5DG

Spacious 2 double bedroom (one with en-suite) top floor flat with south facing balcony, garage and parking space. Set within a small block of just 6 properties. One bedroom with en-suite shower room, modern contemporary bathroom, integrated fitted kitchen with granite work surfaces. Additional benefits of the property to note include a large south facing living room which leads onto the balcony plus garage and parking space. Due to the low balcony railing, this property is not suitable for children.

### Location

Situated within walking distance of Beckenham High Street with its ever popular selection of restaurants and shops, Beckenham Place Park and Beckenham Junction is just a 2 minute walk with services to Victoria and tram stop. New Beckenham Station is also near by with services to London Bridge, Charing Cross and Canon Street.



### Ground Floor

#### Main Entrance Door

Communal hallway with stairs to second floor (top)

### Second Floor

#### Entrance

Entrance door

#### Hallway

Double fitted cupboard, cupboard housing hot water cylinder, entry phone receiver, inset lighting, radiator, fitted carpet

#### Lounge/Diner

UPVC D/G windows to front with shutters, UPVC D/G door to balcony, inset lighting, radiator, fitted carpet

#### Fitted Kitchen

UPVC D/G windows to front with shutters, comprehensive selection of fitted wall/base units incorporating integrated fridge freezer, washer dryer, dishwasher, electric hob with extractor over, double oven, one and half bowl sink unit set to granite work surfaces, tiled splashback, inset lighting, radiator, tiled flooring

#### Bedroom 1

UPVC D/G window to side with fitted shutters, radiator, fitted wardrobe, inset lighting, fitted carpet

#### En Suite Shower

UPVC D/G window to rear, shower cubicle, hand basin with mirror over incorporating lighting, low level WC, heated towel rail, fully tiled, ceramic flooring

#### Bedroom 2

UPVC D/G window with shutters to side, radiator, inset lighting, fitted carpet

#### Bathroom

UPVC D/G translucent window to rear, white bathroom suite comprising bath with shower over and screen, basin with mirror over and integrated lighting, low level WC, heated towel rail, inset lighting, fully tiled, ceramic flooring

### Exterior

#### Communal Lawned Gardens



### Single Garage

#### Parking

To the front

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Bromley Band D.

#### Utilities

MAINS - Electricity, Gas, Water and Sewerage.

#### Broadband and Mobile

To check coverage please visit [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage) [checker.ofcom.org.uk/en-gb/mobile-coverage](http://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:

#### 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.

