

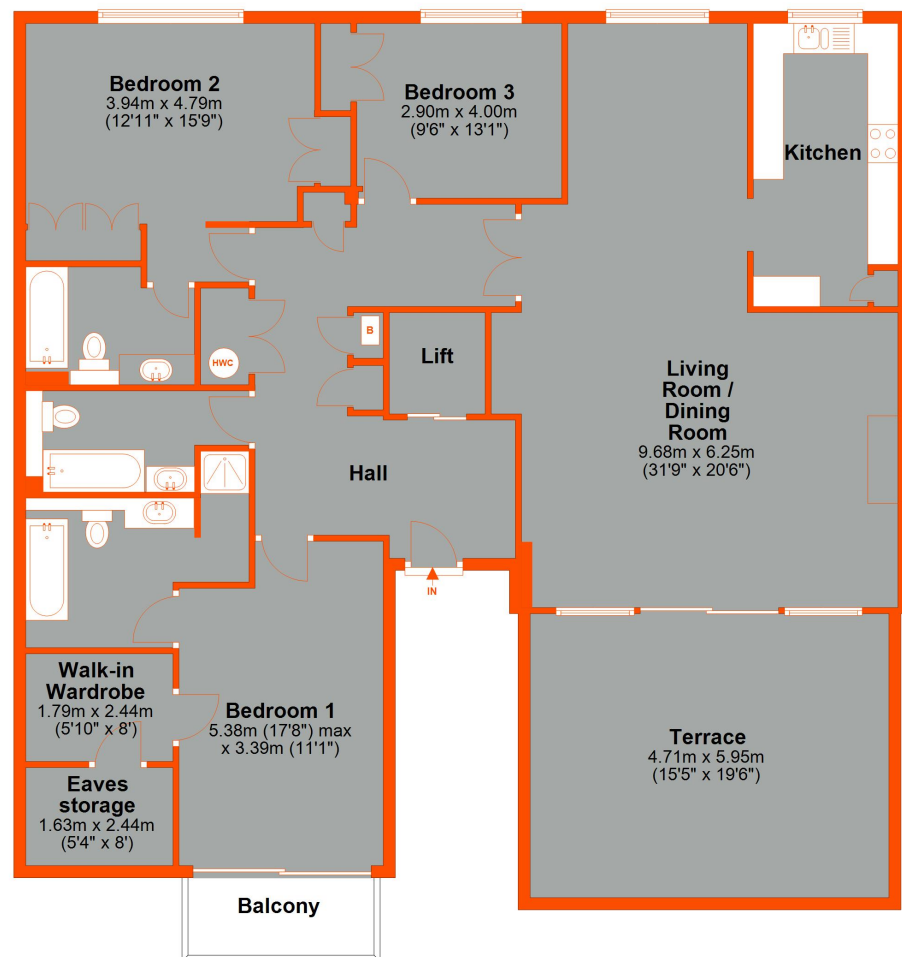


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Third Floor

Approx. 163.6 sq. metres (1761.1 sq. feet)



Total area: approx. 163.6 sq. metres (1761.1 sq. feet)



Viewing by appointment with our Shirley Office - 020 8777 2121

14 Burrlands, 5 Overbury Avenue, Beckenham, Bromley, Kent BR3 6PZ

£2,200 pcm

- 3 Bedroom Penthouse
- Main Bathroom and 2 En Suite Shower/Baths
- Fully Fitted Kitchen
- Double Garage
- Personal Terrace and Balcony
- Large Living/Dining Room
- Newly Fitted Carpets and Flooring Throughout
- Personal Lift Access

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



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An impressive 3 bedroom penthouse apartment with large personal terrace, balcony and personal lift access into the property. The property has a master bedroom with walk-in wardrobe and en-suite bath/shower room, 2nd bedroom with en-suite bathroom, 3rd bedroom, spacious living/dining room with direct access to the terrace, fully fitted kitchen, bathroom, double glazing and central heating, double garage en bloc, communal gardens, newly fitted carpets and flooring throughout. Suitable for a couple, or a family with older children.

Location

Ideally placed in Park Langley, close to local shops and Kelsey Park, walking distance from central Beckenham with its shops, sports and leisure facilities, tram stop and Beckenham Junction Station with a fast & frequent service to London and beyond.



GROUND FLOOR

Communal Entrance

with entry phone, stairs and personal lift to the 3rd floor.

3RD FLOOR

Personal Entrance Hall

Private entrance to lift, built-in storage cupboards and cupboard housing gas central heating boiler, 2 radiators, entry phone receiver, doors to:

Living/Dining Room

A truly spacious room, double glazed floor to ceiling windows and double sliding doors to front leading to a large personal terrace, fireplace with Adam style surround, 2 radiators, coved ceiling, fitted carpet, open-plan to DINING AREA - double glazed window to rear, coved ceiling.

Bedroom 1

Double glazed sliding doors to front leading to a personal balcony, walk-in wardrobe and access to eaves storage, coved ceiling, radiator, fitted carpet.

En Suite Shower/Bathroom

Matching white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set in a large vanity unit, low flush WC, ceramic tiled walls and flooring, fitted wall mirrors, heated towel rail.

Bedroom 2

Double glazed window to rear, extensive fitted wardrobes, coved ceiling, fitted carpet.

En-Suite Bathroom

Matching white suite comprising panelled bath with mixer taps, shower attachment and glass screen. wash hand basin set in a vanity unit, low flush WC, part ceramic tiled walls, ceramic tiled flooring, heated towel rail.

Bedroom 3

Double glazed window to rear, fitted wardrobes, coved ceiling, radiator, fitted carpet.

Bathroom

Matching white suite comprising panelled bath with mixer taps and shower attachment, wash hand basin set in a vanity unit, low flush WC, ceramic tiled walls, ceramic tiled flooring, wall mirrors, radiator.



Kitchen

Double bowl stainless steel sink unit with mixer taps set in an extensive matching range of worktops with cream wall/base units incorporating drawers, glazed glass cabinets and dresser, fitted electric hob, oven and hood, integrated fridge freezer, dishwasher, washing machine and tumble dryer.

EXTERIOR

Personal Terrace

Large enough for table and chairs, potted plants and enjoying a southerly facing aspect.

Communal Gardens

Double Garage En Bloc
With up and over door.

ADDITIONAL INFORMATION

Council Tax

Bromley Council band G

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 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.

