





## Flat 6, Samuel Court, Kelsey Park Avenue,, Beckenham, Bromley, Kent BR3 6UN

A splendid 2 bedroom apartment set on a private road adjacent to Kelsey Park. The property enjoys views of the parkland from the main reception room and personal balcony. Comprising 2 fitted bedrooms, en-suite bathroom to the master bedroom, lounge, dining room, fully fitted kitchen, bathroom, garage en bloc, communal gardens, double glazing and central heating, entryphone system, lift.

### Location

A great location close to local shops at Park Langley, Central Beckenham with its shops, restaurants, coffee shops and Beckenham Junction Mainline Train station with fast and frequent services to Central London and beyond, Kelsey Park and bus routes.



### GROUND FLOOR

#### Communal Entrance Hall

Entryphone and lift to first floor.

### FIRST FLOOR

#### Personal Entrance Hall

Radiator, ample built-in storage cupboards, entryphone receiver, fitted carpet.

#### Lounge

Double glazed windows to side, double glazed full height windows and sliding door to front with views across Kelsey Park and access to a personal balcony, 2 radiators, coved ceiling, fitted carpet, open archway to:

#### Dining Room

Double glazed window to side, radiator, fitted carpet.

#### Kitchen

Double glazed window to side, single drainer double bowl stainless steel sink unit set within an extensive matching range of worktops with cream wall/base units and drawers, fitted gas hob/hood and double oven, integrated dishwasher, fitted washing machine, fridge, freezer and tumble dryer, cupboard housing gas central heating boiler, part ceramic tiled walls, ceramic tiled flooring.

#### Bedroom 1

Double glazed window to front with views overlooking Kelsey Park, fitted wardrobes, radiator, fitted carpet.

#### En-Suite Bathroom

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

#### Bedroom 2

Double glazed window to side, fitted wardrobes, radiator, fitted carpet.

#### Shower Room

Matching white suite comprising shower cubicle, wash hand basin set in a vanity unit, low flush WC, heated towel rail, ceramic tiled walls and flooring.

### EXTERIOR

#### Communal Gardens

#### Garage En Bloc

### ADDITIONAL INFORMATION

#### Council Tax

London borough of Bromley band F.

#### 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:

- 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.