

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment with our Petts Wood Office - 01689 606666

11 Glentrammon Close, Orpington, Kent, BR6 6DL

Guide Price £2,000 pcm

- 🔴 Rental Available Now
- 🔴 Two Receptions
- 🔴 Bathroom with Shower
- 🔴 Off Street Parking For Two Cars
- 🔴 Two bedrooms
- 🔴 Fully Fitted Kitchen With Appliances
- 🔴 Quiet cul-de-sac location
- 🔴 Offered unfurnished

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



## 11 Glentrammon Close, Orpington, Kent, BR6 6DL

Charming two double bedroom detached bungalow in a quiet cul-de-sac in the heart of Green Street Green. The accommodation offers lounge with French doors to garden and dining room. Fully fitted kitchen with gas hob, electric double oven, integrated fridge freezer, washing machine and dishwasher. Family bathroom with white suite and separate shower cubicle. Externally can be found a mature rear garden with lawn and paved patio area, garage for storage only, front garden and driveway providing off street parking for two cars. The property is located close to all the amenities and shops in Green Street Green, good local schools, bus links into Bromley & Orpington, The nearest train station is Chelsfield with frequent trains into London. Available now and offered unfurnished.

### Location

Glentrammon Close is situated close to local shops in Green Street Green, reputable local schools, nearby transport links, Chelsfield station and Orpington town centre. From Chelsfield Station, turn left on to Windsor Drive. Turn right on to Glentrammon Road. Glentrammon Close is the 4th turning on the right hand side. The property is at the end of the close.

### 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 member 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.



### Porch

### Entrance Hall

Wood laminate flooring and radiator.

### Lounge

3.73m x 5.14m (12' 3" x 16' 10") Double glazed French doors to garden, double glazed windows to side, feature fireplace, wood laminate flooring and two radiators.

### Dining room

03.19m x 05.15m (10' 6" x 16' 11") Double glazed windows to side, French doors to side, two radiators, carpet and double doors to kitchen.

### Kitchen

2.71m x 04.41m (8' 11" x 14' 6") Double glazed window to side and double glazed doors to garden. Electric double oven, gas hob, integrated fridge freezer, dishwasher, washing machine single basin



sink unit and quarry tiled floor.

### Bedroom One

03.03m x 5.19m (9' 11" x 17' 0") Double glazed leaded light bay window to front, radiator and carpet.

### Bedroom Two

2.98m x 4.41m (9' 9" x 14' 6") Double glazed leaded light bay window to front, radiator and carpet.

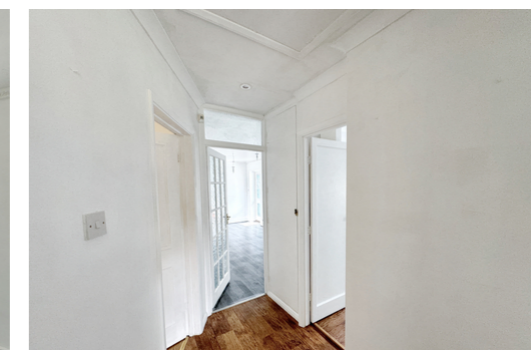
### Bath and Shower Room

1.44m x 2.04m (4' 9" x 6' 8") Frosted double glazed windows to side, wood laminate flooring. White suite comprising bath, wash hand basin, separate shower cubicle and W.C.

### OUTSIDE

### Rear Garden

Paved patio area, lawn, large ornamental fish pond, mature shrubs and bushes, storage



shed and door to garage.

### Garage

Only suitable for storage. Gas boiler.

### Front Garden & Driveway

Mature shrubs, bushes and driveway with parking for two cars

### Council Tax

London Borough Of Bromley Tax Band F

### Tenancy Information

Rent: £2400.00 PCM Paid in Advance

Security Deposit: £2769.00

Five weeks Rent with DPS paid in advance

Furnishing: Unfurnished to include kitchen appliances

Availability: Immediately available

Term: Initially 12 months

Restrictions: No smokers, no sharing