



Total area (approx.): 68.5 sq. m (737.3 sq. ft)



Viewing by appointment with our Bromley Office - 020 8460 4166

10 Flimwell Close, Bromley, Kent BR1 4NB

£2,200 pcm

- Available Now Unfurnished
- Large Lounge
- End Of Terrace
- Central Heating

- Three Bedrooms
- Open Plan Kitchen/Diner
- Double Glazed
- Rear Garden

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Available Now. Unfurnished, is this three bedroom end of terraced family home situated in the corner of this popular cul-de-sac just off Bromley Hill. Property comprises of entrance hall, large lounge, open plan kitchen/diner, three bedrooms and a family bathroom. The property has the benefit of gas fired central heating by radiators and double glazing. Outside there is a rear garden with patio and lawn. NEW CARPETS BEING FITTED.

Location

Situated off Bromley Hill, Flimwell Close is a popular cul de sac close to local schools including Rangefield Primary and Donderry. Secondary schools include Bonus Pastor College. Several bus routes pass along Bromley Road connecting both Bromley High Street and Lewisham for the DLR. Beckenham Hill Station is around 0.8 of a mile and Ravensbourne around 0.6. Beckenham place park is a short walk away along with local shops.



Ground Floor

Entrance

UPVC glazed door into:-

Hallway

Double radiator.

Lounge

4.28m x 4.12m (14' 1" x 13' 6") 4.28m x 4.12m (14' 1" x 13' 6") Double glazed window to front, double radiator, wood laminate flooring, picture rail.

Kitchen/Breakfast Room

5.31m x 2.38m (17' 5" x 7' 10") Double glazed window to rear, wooden door to side, double radiator, white fitted wall and base units, electric oven, hob, extractor, space for washing machine and fridge/freezer, under stair storage cupboard.

First Floor

Landing

Double glazed window to side, airing cupboard.

Bedroom 1

4.18m x 2.96m (13' 9" x 9' 9") Double glazed window to front, radiator.

Bedroom 2

2.96m x 2.59m (9' 9" x 8' 6") Double glazed window to rear, radiator.

Bedroom 3

3.07m x 2.28m (10' 1" x 7' 6") Double glazed window to front, radiator.

Bathroom

2.24m x 1.65m (7' 4" x 5' 5") Double glazed window

to rear, low level w/c, panelled bath, wash hand basin, heated towel rail, tiled walls, spot lights.

Outside

Garden

Side access, paved patio, lawn, shed.

Additional Information

Council Tax

London Borough of Lewisham Band C
For the current rate please visit:
lewisham.gov.uk/myservices/counciltax/council-tax-bands

Broadband and Mobile

For Broadband coverage at this property, please visit:
checker.ofcom.org.uk/en-gb/broadband-coverage

For Mobile coverage at this property, please visit:
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)
SECURITY DEPOSIT (PER TENANCY. RENT UNDER £50,000 PER YEAR) Five weeks' rent.

SECURITY DEPOSIT (PER TENANCY. RENT IN EXCESS OF £50,000 PER YEAR) Six weeks' rent.

UNPAID RENT Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid.

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).

VARIATION OF CONTRACT (TENANT'S REQUEST) £50



(inc. VAT) per agreed variation.

CHANGE OF SHARER (TENANT'S REQUEST) £50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.

EARLY TERMINATION (TENANT'S REQUEST) Tenants 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.
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.

