





## Flat 2,Wickham Noakes Court, 11 The Avenue, Beckenham, Kent BR3 5DG

A luxury 2 bedroom ground floor apartment, set within an exclusive development on The Avenue in Beckenham. The property is virtually surrounded by its own private garden with direct access from the master bedroom and reception room. The property has 2 bedrooms (the master bedroom with an en-suite shower room and dressing room), reception room (with space for dining) open-plan to a luxury fully fitted kitchen, integrated speaker system, plantation shutters, underfloor heating and stylish flooring throughout, 2nd bathroom and 2 garages. Further features to note include gated entrance and intercom system, communal gardens, lift.

### Location

A great location on a popular tree-lined road close to Central Beckenham with its High Street shops, restaurants, coffee shops, sports and leisure facilities and Beckenham Junction Train Station with its fast and frequent service to Central London and beyond.



### GROUND FLOOR

#### Communal Entrance

#### Personal Ground Floor Entrance Hall

A spacious hall with cupboard housing lagged hot water cylinder, entryphone receiver, polished wood and glazed doors to:

#### Reception Room

Double glazed patio doors with windows either side with fitted shutters overlooking and opening onto the garden, double glazed window to side with fitted shutters, open-plan to:

#### Luxury Fitted kitchen

Extensive matching range of quartz worktops with double bowl stainless steel sink unit, instant boiling water tap, quartz drainer, fitted electric hob and hood. High gloss wall/base units and drawers, integrated Bosch double oven and plate warming drawer, integrated fridge freezer, washing machine, dishwasher, ceramic tiled flooring.

#### Master Bedroom Suite

Double glazed patio doors with windows either side to rear with fitted shutters overlooking and opening onto the garden, double glazed windows to side with fitted shutters

En-Suite Shower Room: Double glazed translucent window to side with fitted shutters, matching white suite comprising walk-in shower with glass screen, circular wash hand basin set in a vanity unit, low flush WC, large fitted wall mirror, heated towel rail, ceramic tiled walls and flooring,

Dressing Room: Ample hanging space, drawers and shelving.

#### Bedroom 2

Double glazed windows with fitted shutters to side and rear overlooking the garden, fitted wardrobes.

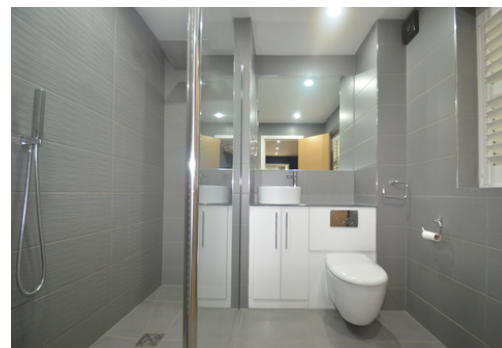
#### Bathroom

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

### EXTERIOR

#### Garden

A large private garden virtually surrounds the property, laid to paved patio with mature well stocked flower beds, wooden tool shed, side access.



#### Communal Garden

Laid to lawn with mature shrubs surrounding.

#### 2 x Garages en bloc

With remote controlled doors.

### 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  
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.

