

225 Ranelagh Court Regency Walk, Shirley, Croydon, Surrey CR0 7UW

Three bedroom Lawdon House within a pleasant courtyard setting. Modernised to a high standard throughout with UPVC double glazing, gas central heating, modern bathroom and fitted kitchen with integrated appliances. Neutral decoration with fitted carpets throughout. To the rear is a paved sunny south west facing garden plus garage en bloc

Location

Situated to the rear of Regency Walk within an extremely well maintained courtyard setting. Various amenities can be found close by, some of which include shops on Orchard Way, Orchard Way Primary and Orchard Park High School, Elmers End station with services to London Bridge, Cannon Street and Charing Cross, Tesco superstore and popular selection of restaurants.



Ground Floor

Porch

Double glazed.

Entrance Hall

Double glazed door, 3 fitted cupboards - one housing boiler, fitted carpet

Cloakroom

Double glazed translucent window, low level WC, wash hand basin/vanity, tiled splashback, radiator, tiled flooring

Living Room

Double glazed sliding doors to garden, coved ceiling, radiators, laminate flooring

Fitted Kitchen

Double glazed window, wall and base units incorporating drawers, work surfaces, tiled splashback, electric hob with extractor above, electric oven, integrated microwave, washing machine and fridge, breakfast bar, tiled flooring

First Floor

Bedroom 1

Double glazed window, fitted wardrobe, radiator, coved ceiling, fitted carpet

Bedroom 2

Double glazed window, fitted wardrobe, coved ceiling, radiator, access to storage area, fitted carpet

Bedroom 3

Double glazed window, fitted wardrobe, radiator, fitted carpet

Bathroom

Double glazed translucent window, suite comprising panelled bath/shower over hand held shower, fitted screen, wash hand basin/vanity unit, low level WC, heated towel rail, tiled flooring

Exterior

Garden

sunny south west facing with patio, lighting and rear gate

Garage

en bloc

ADDITIONAL INFORMATION

Council tax

Croydon borough band D

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 or by contacting us direct.