





## 300 Blandford Road, Beckenham, Kent BR3 4NL

A two bedroom, first floor maisonette with its own private garden situated in a popular residential road within easy reach of Clock house, Kent House and Birkbeck Stations. This lovely flat comprises lounge, kitchen/breakfast room, utility room, two bedrooms, bathroom, gas central heating, double glazing and a 40' garden.

### Location

The property is situated in a popular residential road close to local transport facilities including Kent House, Clock House and Birkbeck rail stations. Beckenham town centre with its shopping, bars, restaurants and recreational facilities is within easy reach. There are bus services to Beckenham, Bromley and Croydon along with local shops which can be found on Elmers End Road.



### GROUND FLOOR

#### Entrance Hall

Double glazed entrance door, stairs to first floor.

### FIRST FLOOR

#### Landing

Storage cupboard, radiator, doors to:

#### Lounge

Double glazed square bay window to front, focal fireplace with fully tiled inset, radiator.

#### Kitchen/Breakfast Room

Well fitted with range of wall and base units with curved edge work surfaces, inset stainless steel single bowl single drainer sink unit with mixer taps, inbuilt gas cooker and oven with extractor above, laminated wood flooring, inbuilt storage cupboard with louvre doors, door to:-

#### Utility Room

Washing machine, low level cupboard with work surface over, useful recess, stairs leading down to garden, door to bathroom.

#### Bedroom 1

Double glazed window to rear, radiator.

#### Bedroom 2

Double glazed window to front, radiator.

#### Bathroom

Matching white suite comprising panelled bath with mixer taps and separate shower above, wash hand basin inset to vanity cupboard with marble top and mixer taps, low flush wc, fully tiled to walls, ladder style towel rail.

### EXTERIOR

#### Garden

Approximately 40' with patio, remainder laid to lawn, outside storage cupboard, shed.

### ADDITIONAL INFORMATION

#### Council Tax

London Borough of Bromley Band C

### 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.