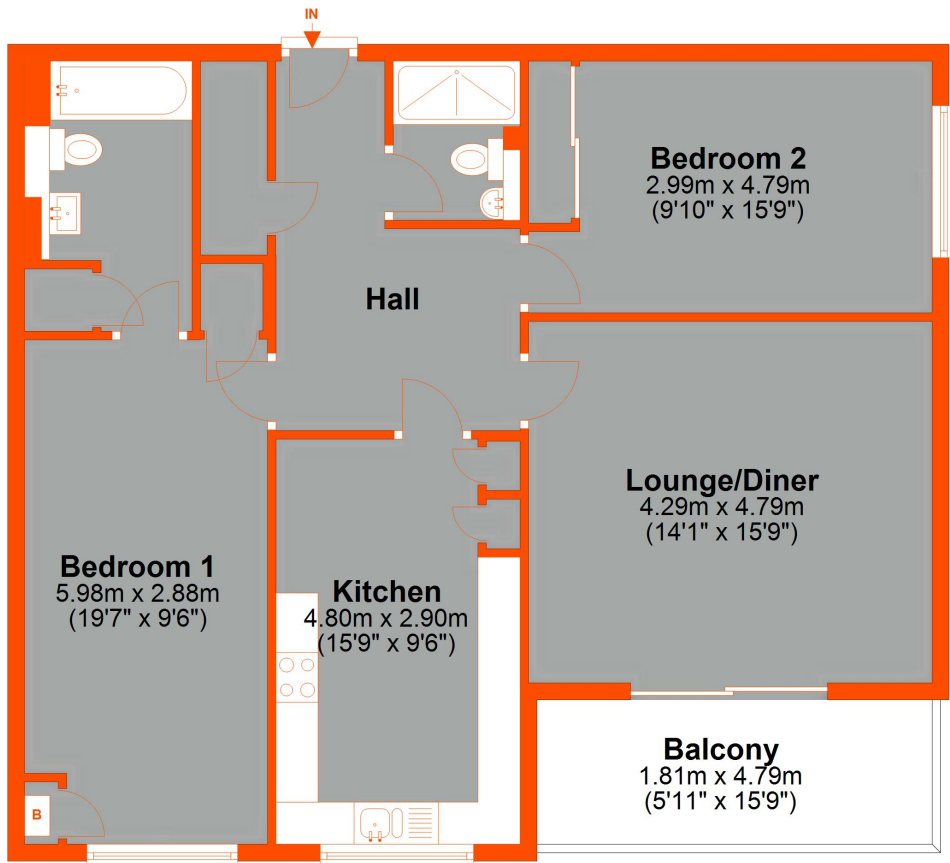


First Floor

Approx. 90.6 sq. metres (975.6 sq. feet)



Total area: approx. 90.6 sq. metres (975.6 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

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 may also recommend firms of Solicitors and 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 a 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



Viewing by appointment with our Shirley Office - 020 8777 2121

Flat 5 Montreaux Court, 55 Albemarle Road, Beckenham, Kent BR3 5HL

£1,800 pcm

- 2 Bedroom Apartment
- Garage En Bloc
- En Suite & Shower Room
- Recently Refurbished Kitchen/Breakfast Room
- Lounge with Balcony
- Lift and Entry Phone
- Double Glazing & Central Heating
- Available

Flat 5 Montreaux Court, 55 Albemarle Road, Beckenham, Kent BR3 5HL

A spacious 2 bedroom first floor apartment with lift access, set in a small development on Albemarle Road, close to Central Beckenham. The property has 2 good size double bedrooms, a bathroom en-suite to bedroom 1 and a separate shower room, a recently refurbished kitchen/breakfast room, large lounge with personal balcony, garage en bloc, communal gardens, gas central heating, double glazing, lift and entry phone.

Location

A great location, only a short walk from Central Beckenham with its shops, restaurants, coffee shops, sports & leisure facilities and Beckenham Junction Mainline Train and Tram Station with a fast and frequent service to Central London and beyond.



GROUND FLOOR

Communal Entrance Hall

Entry phone and lift.

FIRST FLOOR

Personal Entrance Hall

Radiator, deep walk-in cloaks cupboard, central heating thermostat, entry phone receiver, laminate flooring.

Bedroom 1

Double glazed window to front, radiator, cupboard housing gas central heating boiler, part panelled walls, built-in wardrobe, laminate flooring.

En Suite Bathroom

Matching white suite comprising panelled bath with mixer tap, shower attachment and screen, wash hand basin, low flush WC, built-in linen cupboard, radiator, ceramic tiled flooring.

Bedroom 2

Double glazed window to side, radiator, built-in wardrobes, laminate flooring.

Shower Room

Matching white suite comprising shower cubicle, pedestal wash hand basin, low flush WC, heated towel rail, ceramic tiled walls and flooring.

Kitchen/Breakfast Room

Recently fitted kitchen, double glazed window to front, double bowl enamel sink unit with mixer tap set in an extensive matching range of white Corian worktops with wall/base units and drawers, electric hob, oven and hood, integrated fridge, freezer, dishwasher, larder cupboard, bin cupboard, washing machine, radiator, laminate flooring.

Lounge

Double glazed sliding doors to front with access to a personal balcony, radiator, laminate flooring.

Balcony

With glass balustrades, ceramic tiled flooring, enough room for table, chairs and some pots.

Outside

Communal Gardens

Garage En Bloc

located to rear with up and over door.

ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley Band E

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.