

Flat 6, St Merryn Court, 14 Brackley Road, Beckenham, Bromley, Kent BR3 1RQ

A recently refurbished and decorated first floor purpose-built flat with 2 bedrooms, bathroom, newly fitted shower room, modern fitted kitchen with new fridge freezer and washing machine, lounge, garage en bloc, communal gardens, gas central heating and double glazing, entryphone system. A bright property which enjoys elevated views to sports fields.

Location

A great location on Brackley Road close to Central Beckenham with its shops, sports and leisure facilities, coffee shops, bars and restaurants. New Beckenham and Beckenham Junction Mainline Train Stations are both close by with fast and frequent services to Central London and beyond.



GROUND FLOOR

Communal Entrance

With entryphone system, stairs to:

FIRST FLOOR

Personal Entrance Hall

Entryphone receiver, radiator, 2 storage cupboards, fitted carpet, doors to:

Bathroom

Matching white suite comprising panelled bath, pedestal wash hand basin, low flush WC, large wall mirror, radiator, ceramic tiled walls and flooring.

Bedroom 1

Double glazed window to rear, fitted wardrobes with sliding doors, radiator, fitted carpet.

Bedroom 2

Double glazed window to rear, fitted wardrobe, radiator, fitted carpet.

Shower Room

Newly fitted matching white suite comprising shower cubicle, concealed flush WC, pedestal wash hand basin, wall mirror, storage cupboard, ceramic tiled walls and flooring.

Kitchen

Modern fitted kitchen with single bowl sink unit and mixer tap set in an extensive matching range of worktops with ample wall/base units and drawers, fitted oven, hob and hood, new washing machine, new fridge freezer, integrated dishwasher, wall mounted gas central heating boiler, ceramic tiled splashback, radiator, vinyl flooring, double glazed window to side.

Lounge

Double glazed window to rear, radiator, coved ceiling, fitted carpet.

EXTERIOR

Communal Gardens

Visitors' Parking

On a first come basis.

Garage en Bloc



ADDITIONAL INFORMATION

Council Tax

London Borough of Bromley 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 Paymentds

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.

