

7 Limes Road, Beckenham, Kent BR3 6NS

A charming 1 bedroom Victorian cottage situated in a picturesque road in Central Beckenham. On the ground floor, the property opens into the lounge and on to a fitted kitchen. On the first floor there is a double bedroom and bathroom. There is side access to a courtyard, double glazing to the rear, solar panels and gas central heating.

Location

A lovely location, only a strolling distance from local hostelrys, shops and bus routes. Close to Central Beckenham with its coffee shops, restaurants, parkland, Beckenham Junction Tram Stop and Mainline Train Station with a fast and frequent service to Central London and beyond.



GROUND FLOOR

Part Glazed Entrance Door

Lounge

Small paned sash window to front, understairs storage cupboard, meter cupboard, radiator. parquet flooring.

kitchen

Double glazed window to rear overlooking the courtyard, double bowl enamel sink unit with mixer tap set in a matching range of worktops with light blue wall/base units and drawers, small breakfast bar and stools, gas hob and hood, electric oven, washing machine, dishwasher, fridge freezer, ceramic tiled splashback, quarry tiled flooring.

FIRST FLOOR

Landing

Doors to:

Bedroom

Small paned sash window to front, built-in wardrobe and storage cupboards, loft access, radiator, fitted carpet.

Bathroom

Matching white suite comprising panelled bath with fitted power shower, curtain and rail, pedestal wash hand basin, low flush WC, heated towel rail, cupboard housing gas central heating boiler, airing cupboard, ceramic tiled walls, wood style laminate flooring, double glazed window to rear.

EXTERIOR

Side Access

With communal bin store area.

Courtyard

Ideal for table, chairs and some flowering pots.

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).

