



- Spacious Victorian Conversion
- Open Plan Lounge / Kitchen
- Bathroom
- Two Double Bedrooms
- Gas Central Heating

Cargreen Road, Norwood Junction, London, SE25 5AD

Spacious Upper Ground Floor 2 Bedroom Victorian Conversion Flat. Situated ideally for Norwood Junction Overground, Aldi, Costa and the High Street. Features; Spacious open plan lounge / kitchen, Bathroom, 2 bedrooms, Gas central heating and Many character features. Unfurnished. EPC Rating D. Admin fee is £120 per applicant. Rent in advance £1,100. Deposit £1,100 registered with TDS. Available Now!

£1,100 pcm

Property Description

HALL

Entrance Hall with entry phone and thermostat.

OPEN PLAN LOUNGE / KITCHEN 19' 2" x 14' 7"
(5.85m x 4.45m)

Spacious reception room with integrated kitchen, high ceiling, laminate floor, Victorian sash style windows and radiator.

BATHROOM

Fitted bath with shower mixer attachment, pedestal hand basin, low level WC, partly tiled walls, sash window and radiator.

BEDROOM 1 16' 2" x 11' 7" (4.93m x 3.54m)

Large master bedroom with fireplace, Victorian style sash windows and radiator.

BEDROOM 2 8' 2" x 11' 4" (2.50m x 3.47m)

Victorian style sash windows and radiator.

TENANTS INFORMATION:

Viewing Properties:

All viewings will be arranged and accompanied by our Lettings Team. We are available from 9am to 6pm Monday to Friday and 9am to 4pm on Saturdays.

Securing Properties:

Once you have found your property and your offer / terms have been agreed by the Landlord, we will require a Holding Deposit of £300 which will be deducted from your final completion monies. You will also need to complete a Holding Deposit acceptance form.

Tenancy Conditions:





Maximum of four persons are permitted to reside at this property.

Pets are Not permitted.

DSS tenants are Not accepted.

Minimum gross annual salary must be £33,000 as a mandatory requirement to pass referencing on this property, which can either be a single income or joint income for joint tenancies.

Initial Move In Costs Are:

Administration fee which includes credit checks, referencing and contracts is £120 including Vat per applicant.

Rent in Advance is £1,100.

Security Deposit is £1,100 (Registered with TDS).

Referencing Documents Requirements:

Original Passports.

Original Visa Documents or Biometric Cards for non EU tenants.

A Utility Bill dated within the last 3 months.

Last 3 months bank statements.

Last 3 months payslips.

Complete our referencing application form.

Future Tenancy Costs:

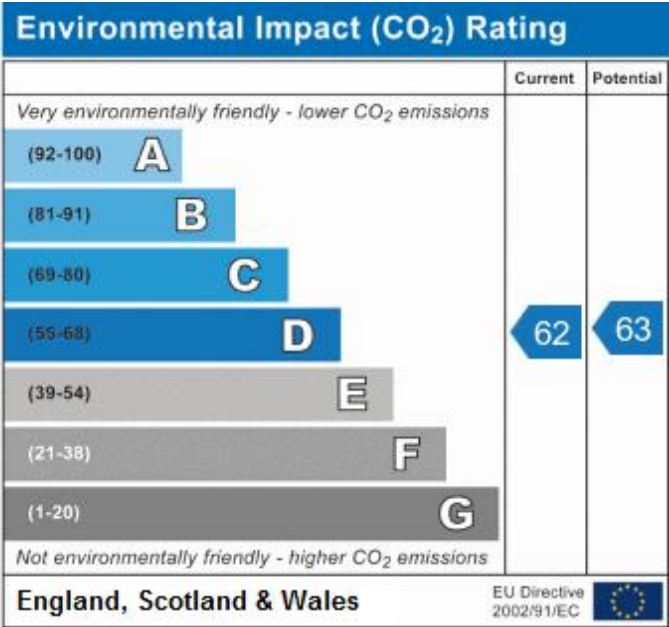
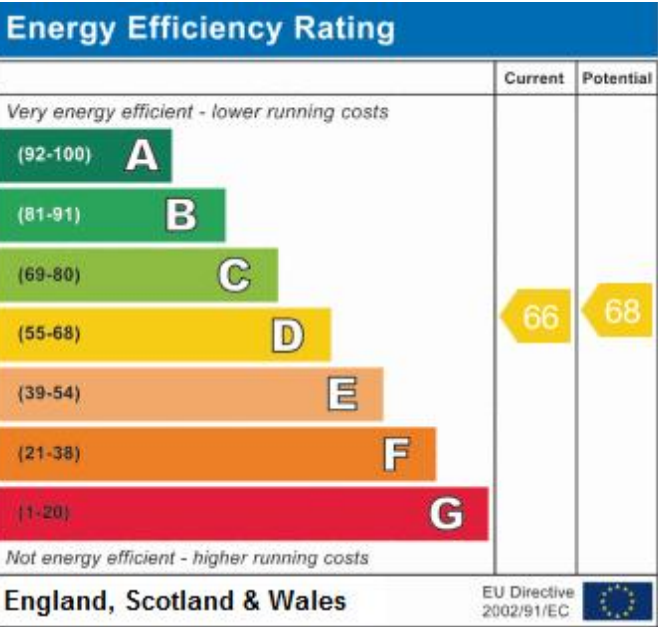
Tenancy Agreement renewals are £60 including Vat per tenancy.

Administration fee for rent arrears letter is £30 including Vat per letter.

Administration fee for loss of keys / keys replacement is £30 including Vat plus cost of keys which are variable.

Administrative letters for various items are £60 including Vat per letter.

Benson & Partners Ltd have Client Money



Protection and are members of the following schemes:

- ARLA - Propertymark
- The Property Ombudsman
- TDS - Tenancy Deposit Scheme

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.