



- Spacious 2 Bedroom Flat
- Modern Kitchen & Bathroom
- Gas Central Heating
- Off Street Parking Space
- Rear Garden

Manor Road, South Norwood, London, SE25 4TA

Spacious 2 Bedroom Ground Floor Garden Flat. Situated ideally for Norwood Junction Overground, Tesco Express, Aldi, Costa and the High Street. Features; Open plan lounge / modern kitchen, Modern bathroom, 2 bedrooms, Gas central heating, Double glazing, Many character features, Off street parking and Rear garden. Unfurnished. EPC Rating D. Rent in advance £1,325. Deposit £1,325 registered with TDS. Available Now!

£1,325 pcm



Property Description

OPEN PLAN LOUNGE / MODERN KITCHEN

MODERN BATHROOM

BEDROOM 1 (DOUBLE)

BEDROOM 2 (DOUBLE)

REAR GARDEN

The garden is currently in the process of being cleared along with fence replacement.

TENANTS INFORMATION:

Viewing Properties:

All physical 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 for viewings.

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 three persons are permitted to reside at this property.

Pets are Not permitted.

Tenants Must be employed or self employed.

Minimum gross annual salary must be £39,750 as a mandatory requirement to pass referencing on this property, which can either be a single income or joint income for joint tenancies.



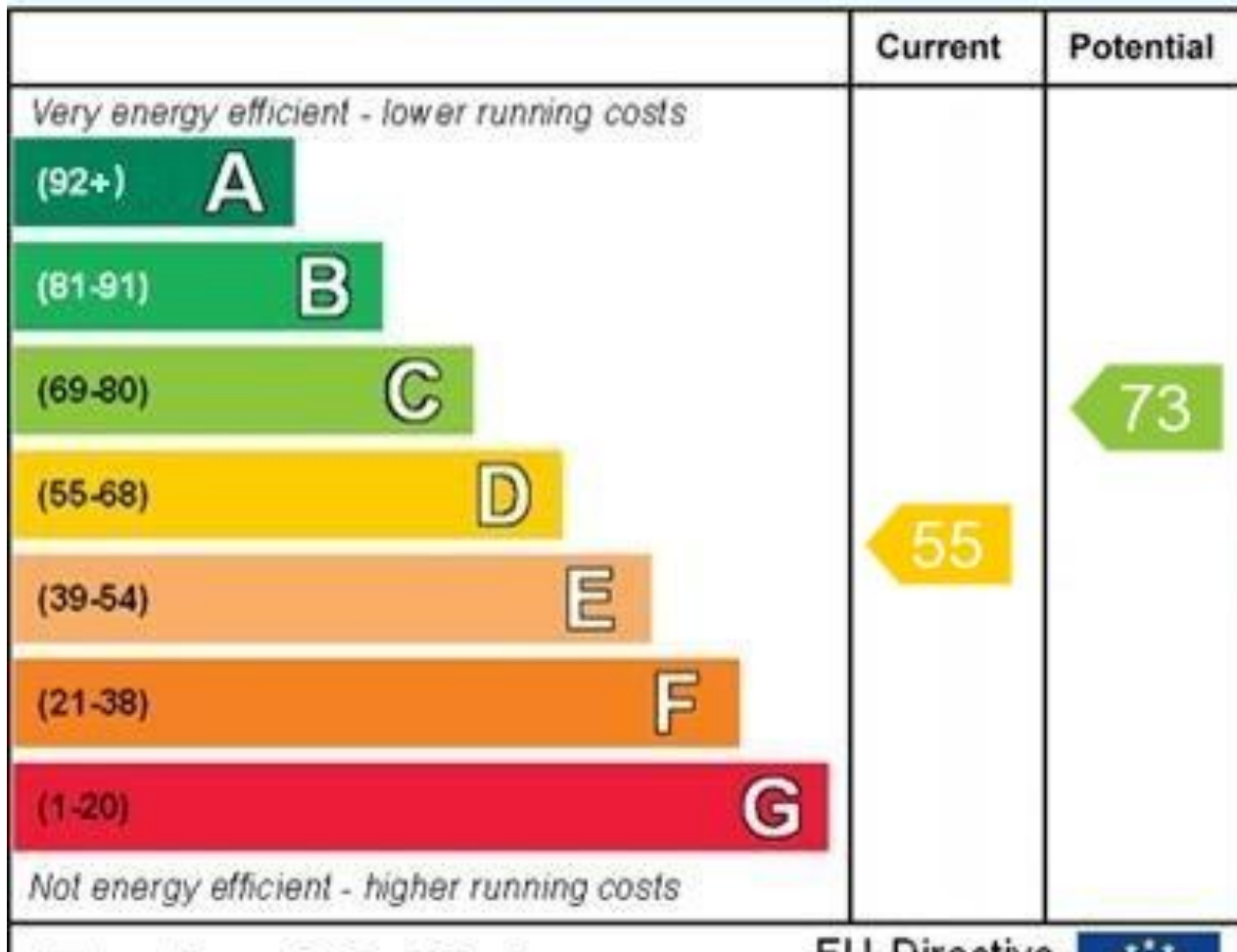


Initial Move In Costs Are:
Rent in Advance is £1,325.
Security Deposit is £1,325 (Registered with TDS).

Referencing Documents Requirements:
Original Passports.
Original Visa Documents or Biometric Cards or Share Codes for non UK Passport Holders.
Last 6 months bank statements.
Last 6 months payslips.
Complete our referencing application form.

Benson & Partners Ltd have Client Money Protection and are members of the following schemes:
ARLA - Propertymark
The Property Ombudsman
TDS - Tenancy Deposit Scheme

Energy Efficiency Rating



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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.