



Ground Floor Garden Apartment
**CLIFTON ROAD,
SOUTH NORWOOD,
LONDON,
SE25 6NL**

£1,595 pcm

FEATURES

Luxurious Ground Floor Garden Apartment

Luxury Kitchen with Integrated Appliances

Luxury Bathroom

Double Glazed Windows

Gas Central Heating

Unfurnished

EPC Rating C

Rent in advance £1,595

Deposit £1,840 registered with TDS

Available Now!



1



1



2



2 Bedroom Ground Floor Garden Apartment located in South Norwood

Luxurious Ground Floor 2 Bedroom Garden Apartment. Situated within easy access to Norwood Junction Overground, Selhurst Station, Many bus routes, The local High Street, South Norwood Park and Sainsburys. Features; Spacious lounge, Separate luxurious kitchen / dining room with integrated appliances, Luxury family bathroom, Two bedrooms, Double glazed windows, Gas central heating, Off street parking space, Rear garden and many Character features. Unfurnished. EPC Rating C. Rent in advance £1,595. Deposit £1,840 registered with TDS. Available Now!

ENTRANCE HALLWAY

Private front door leading into the hallway with an engineered oak wood floor and doors to:

SPACIOUS LOUNGE

Spacious lounge with an engineered oak wood floor, bespoke fitted cupboards, spot lights and shutter blinds to window.

LUXURY KITCHEN / DINING ROOM WITH INTEGRATED APPLIANCES

Simply Luxurious describes the kitchen / dining room with integrated appliances, breakfast bar and French doors leading directly into the rear garden.

LUXURY BATHROOM

Luxury period style family bathroom suite with a fixed rain water shower head.

MASTER BEDROOM

Master bedroom with a door leading directly into the rear garden.

BEDROOM TWO

Spacious bedroom with the window over looking the side garden and would be perfect for a home office.

OFF STREET PARKING

There is a gated driveway to the rear leading to off street parking (The kerb has not been lowered).

PRIVATE REAR GARDEN

The property has it own low maintenance garden which raps around the Apartment.

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 £365 which will be deducted from your final completion monies.

Tenancy Conditions:

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

Minimum gross annual salary must be £47,850 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 £1,595.

Security Deposit is £1,840 (Registered with TDS).

Referencing Documents Requirements:

Original Passports.

Share Codes for tenants with a non UK passport.

A Utility Bill dated within the last 3 months.

Last 3 months bank statements and payslips.

Complete our online referencing application form.

Benson & Partners Ltd have Client Money Protection and are members of the following schemes:

ARLA - Property mark

The Property Ombudsman

TDS - Tenancy Deposit Scheme



BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ

BENSON & PARTNERS – GENERAL TENANTS INFORMATION:

VIEWING PROPERTIES:

All viewings will be arranged and accompanied by our Lettings Team. We are available for viewings on most properties 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 which is equivalent of 1 week's rent as advertised, which will be deducted from your final completion monies.

TENANCY CONDITIONS:

Most properties will have a maximum number of occupants that are permitted to reside in the properties which will vary according to the property size / layout.

Pets are Not permitted.

Minimum gross annual salary must be 30 x the monthly rent advertised as a mandatory requirement to pass referencing on any property, which can either be a single income or joint income for joint tenancies.

INITIAL MOVE IN COSTS ARE:

Rent in Advance is usually the advertised monthly rent.

Security Deposit is usually equivalent of between the advertised 1 months' rent to 5 weeks rent (Registered with TDS).

REFERENCING DOCUMENTS REQUIREMENTS:

Original Passports.

Original Visa Documents or Biometric Cards for non UK tenants.

A Utility Bill dated within the last 3 months.

Last 3 months bank statements.

Last 3 months payslips.

Complete our online referencing application form.

TENANT COSTS (As prescribed by Law):

Refundable holding deposit to reserve a property capped at one weeks' rent.

Rent.

Refundable tenancy deposit capped at no more than five weeks' rent.

Payments to change the tenancy when requested by the tenant – Normal reasonable costs incurred are £300.

Payments associated with early termination of the tenancy when requested by the tenant.

Payments in respect of Utilities, Communication services, TV Licence and Council Tax etc.

Default fee for late payment of rent at £30.

Replacement of a lost key/security device.

BENSON & PARTNERS HAVE CLIENT MONEY PROTECTION AND ARE MEMBERS OF THE FOLLOWING SCHEMES:

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The Property Ombudsman

TDS – Tenancy Deposit Scheme

Contact Us On:

020 8653 3444

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www.bensonpartners.co.uk

Council Tax Band: C

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.