



First Floor Converted Flat  
**BIRCHANGER ROAD,  
SOUTH NORWOOD,  
LONDON,  
SE25 5BG**

**£1,295 pcm**

**FEATURES**

**Spacious 1 Bedroom First Floor Conversion**

**Gas Central Heating**

**Double Glazed Windows**

**Parking Space + Communal Garden**

**Unfurnished**

**Council Tax Band B**

**EPC Rating D**

**Rent in advance £1,295**

**Deposit £1,295 registered with TDS**

**Available Now!**



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# 1 Bedroom First Floor Converted Flat located in South Norwood

Spacious One Bedroom First Floor Conversion. Situated within easy reach of Norwood Junction Overground, High Street, Sainsburys Local and The Country Park. Features; Spacious lounge, Modern kitchen with appliances, Modern bathroom, Spacious double bedroom, Gas central heating, Double glazed windows, Off street parking space and Communal rear garden. Unfurnished. Council Tax Band B. EPC Rating D. Rent in advance £1,295. Deposit £1,295 registered with TDS. Available Now!

LOUNGE

MODERN KITCHEN WITH APPLIANCES

MODERN BATHROOM

BEDROOM

OFF STREET PARKING

COMMUNAL GARDEN

TENANTS INFORMATION:

Viewing Properties:

All viewings will be arranged and accompanied by our Lettings Team. We are available for viewings from 9.30am to 5.30pm Monday to Friday and 9.30am to

3.30pm 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 £295 which will be deducted from your final completion monies.

Tenancy Conditions:

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

Minimum gross annual salary must be £38,850 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 £1,295.

Security Deposit is £1,295 (Registered with TDS).

Document Requirements:

Original Passports.

Share Codes for non UK tenants.

A Utility Bill or Bank Statement dated within the last 3 months.

Referencing Requirements:

Complete our online referencing application form.

Provide current Employers and Landlords details for reference.

Last 3 months bank statements.

Last 3 months payslips.

Open Banking Reference.

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

ARLA - Propertymark

The Property Ombudsman

TDS - Tenancy Deposit Scheme

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



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## **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:**

ARLA – Propertymark

The Property Ombudsman

TDS – Tenancy Deposit Scheme

**Contact Us On:**

**020 8653 3444**

**southnorwood@bensonpartners.co.uk**

**www.bensonpartners.co.uk**

**Council Tax Band: B**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	61   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.