

Bernard Skinner



- 2 Bedroom maisonette
- First floor
- Own garden
- Fully Furnished

63a Granby Road, Eltham, SE9 1EH

Rent £1,400 pcm

SIX MONTH LET ONLY!!!

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Two bedroom, first floor maisonette with own rear garden on the Progress conservation area. Situated within half a mile of a range of shops on Well Hall Road and bus routes, Eltham station is under a mile away. AVAILABLE FROM 16TH MARCH 2024.



Property Description

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SHARED ENTRANCE HALL

LANDING

Front door to:-

LIVING ROOM

16' 3" x 11' 8" into recess (4.95m x 3.56m)

KITCHEN

9' 3" x 9' 2" (2.82m x 2.79m)

BEDROOM 1

10' 9" x 9' 9" (3.28m x 2.97m)

BEDROOM 2

10' 9" into recess x 8' 3" (3.28m x 2.51m)

INNER LOBBY

SHOWER ROOM

OUTSIDE

The rear garden measures approximately 50'

Council tax band 'C' £1,612.65p.a.

Acting as joint agents with Howard Young.

TENANCY INFORMATION

FEES IN RELATION TO TENANCY AGREEMENTS

HOLDING DEPOSIT payable to Howard Young Residential - this will reserve the property while referencing takes place

- the Holding deposit is equivalent to one week's rent per tenancy (annual rent amount divided by 52) and will be converted into part payment of the first rental payment on completion

The landlord has 15 days to make a decision as to whether to proceed with the tenancy. If the tenancy does not go ahead then the holding deposit will be repaid within seven days after the Holding Deposit has been paid.

The Holding deposit will be repaid if the landlord withdraws

The Agent can retain the Holding Deposit only if:

(i) the tenant withdraws their application



- (ii) the tenant doesn't take reasonable steps to enter into the tenancy
- (iii) the tenant fails a Right to Rent check or reference/credit search

(iv) the tenant provides false or misleading information which materially affects their suitability to rent the property
RENT

- The amount which will be contractually payable to rent the property at regular specified intervals.
- Interest is payable by the tenant on late rent at the rate of 3% above the Bank of England Base Rate in relation to each day after the due date for which the rent is unpaid but not to be levied until the rent is more than 14 days in arrears

SECURITY DEPOSIT

Equivalent to one month's rent or if requested -

Equivalent to five weeks' rent per tenancy if rent is less than £50,000 per year

Equivalent to six weeks' rent per tenancy if rent is more than £50,000 per year

The Security Deposit can be used to cover damages or defaults on the part of the tenant during the tenancy

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

The Deposit is secured in one of the government recommended schemes for security purposes and upon vacating the property this is refunded, so long as the property is handed back in the condition it is found in (you will be advised on the exact protection scheme when you move in).

UTILITIES & COUNCIL TAX

- Gas, electricity, fuel, water or sewage, communication services, television licence, and council tax

LOST KEY / ACCESS OR SECURITY DEVICE

- The cost of replacement including the cost of replacement of the locks (if applicable)

VARIATION OF CONTRACT

- £50 (including VAT) per agreed variation at the tenant's request to include the cost of the preparation and execution of new documentation

- £50 (including VAT) per agreed replacement tenant at the tenant's request to include the cost of Right to Rent checks, deposit registration and the preparation and execution of new legal documents

- £50 (including VAT) per agreed variation at the tenant's request to keep a pet at the property

EARLY TERMINATION

- If the tenant wishes to leave the contract early and there is no break clause, the tenant shall pay the rent until the start date of any

Granby Road

Approximate Gross Internal Area = 53.9 sq m / 580 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Planpix on behalf of Bernard Skinner (ID902961)

replacement tenancy together with the landlord's re-letting costs (in accordance with Howard Young's published landlord letting fees);

such costs to be no more than the

maximum amount of rent outstanding on the tenancy

Howard Young are members of the Property Redress Scheme
Membership Number PRS002372

Howard Young are currently not a member of a Client Money Protection Scheme

Please note that lettings agents are required by law to publish on their websites information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove. For properties to rent in England and Wales, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description..

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	63 D
39-54	E		
21-38	F		
1-20	G		

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

