



Ground Floor Garden Apartment
**CULLESDEN ROAD,
 KENLEY,
 SURREY,
 CR8 5LR**

£1,750 pcm

FEATURES

Spacious 2 Bed / 2 Bath Garden Apartment

Luxury Kitchen and Bathrooms

Off Street Parking

Private Rear Garden

Council Tax Band C

EPC (awaiting)

Water Rates payable direct to Landlord £40pcm

Rent in advance £1,750

Deposit £2,000 registered with MyDeposits

Available Now!



2 Bedroom Ground Floor Garden Apartment located in Kenley

Spacious 2 Double Bedroom, 2 Bathroom Ground Floor Garden Apartment. Situated in an ever popular, residential and leafy area within easy access to Kenley Station, Purley High Street and Sherwood Oaks. Features; Newly modernised apartment, Spacious open plan lounge / dining room / luxury kitchen with appliances, Laundry, Luxury bathroom, Master bedroom with en-suite shower room, Second bedroom with walk-in wardrobe, Gas central heating, Double glazed windows, Unallocated off street parking and a Private rear garden. Unfurnished. Council Tax Band C. EPC (awaiting). Water Rates payable direct to Landlord £40pcm. Rent in advance £1,750. Deposit £2,000 registered with MyDeposits. Available Now!

ENTRANCE HALL

SPACIOUS OPEN PLAN LOUNGE / DINING ROOM /
LUXURY KITCHEN WITH APPLIANCES

LAUNDRY

LUXURY BATHROOM

BEDROOM 1 WITH FITTED WARDROBES + LUXURY
EN-SUITE SHOWER ROOM

BEDROOM 2 WITH WALK-IN WARDROBE

UNALLOCATED OFF STREET PARKING

PRIVATE REAR 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 2.30pm 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 £400 which will be deducted from your final completion monies.

Tenancy Conditions:

Maximum of four persons are permitted to reside at this property (No sharers).

Minimum annual salary must be £52,500 (Gross if PAYE or Net if Self Employed) as a mandatory requirement to pass referencing on this property, which can either be a single income or joint income for joint tenancies (Zero hour contracts or If applicant is currently in a Probationary Period can't be included in the above calculations).

Initial Move In Costs Are:

Water Rates in Advance £40.

Rent in Advance is £1,750.

Security Deposit is £2,000 (Registered with MyDeposits).

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



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:

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: C



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.

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