

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



**2 Bedroom Flat, Darlinghurst Court, 3 Carlton Road,
Chatswood Mews, Sidcup, DA14 6FB**

£1,250 PCM

Harpers & Co are delighted to present this 2 bedroom new build flat immaculate throughout. This property boasts bright and airy living spaces with a large through lounge/kitchen, two double bedrooms, an en suite and bathroom and a balcony with serene parkland views. This property is also accompanied by an allocated parking spot.

The property is located on a brand new development in the sought after location of Carlton Road, Sidcup within close proximity to local amenities.

***2 BEDROOM NEW BUILD FLAT* *DOUBLE GLAZING THROUGHOUT*
NEW DEVELOPMENT *ALLOCATED PARKING* *IMMACULATE THROUGHOUT*
SOUGHT AFTER LOCATION *EN SUITE* *BALCONY WITH PARK VIEWS***

EPC rating pending

VIEWING HIGHLY RECOMMENDED

Darlinghurst Court 3 Carlton Road, Chatswood Mews, Sidcup, DA14 6FB

2 double bedroom new build immaculate flat situated in a brand new development with balcony with views over parkland, an allocated parking space in the sought after location of Carlton Road, Sidcup.

VIEWING HIGHLY RECOMMENDED

- Entrance Hall:** Amtico spacia flooring, spotlights, entry phone system, airing cupboard.
- Living Room/Kitchen:** 6.0m x 4.8m Amtico spacia flooring, double glazed window to side, double glazed French doors to rear opening to balcony, spotlights, TV aerial point, power point, underfloor heating, kitchen area, range of wall and base units with soft close mechanism, LED lighting to wall units, stainless steel sink with chrome tap, integrated Zanussi 'A' rated oven, Zanussi hob & hood, integrated dishwasher, integrated fridge freezer.
- Bedroom 1:** 4.4m x 2.7m Double glazed window to front, amtico spacia flooring, power points, spotlights, door to en suite, built in cupboard.
- En Suite:** Low profile shower tray with glass shower door, low level W/C, heated chrome towel rail, large format wall & front tiles.
- Bedroom 2:** 3.2m x 3.2m Double glazed window to front, amtico spacia flooring, spotlights, power points.
- Bathroom:** Floor mounted WC with soft close seat & dual flush plate bath with shower attachment, wash hand basin, large format wall & floor tiles, spotlights.
- Balcony:** Timber decked with black metal balustrade frame, views over parkland.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

Estate Agents Commercial Agents Lettings Chartered Surveyors Valuers Insurance

Open 7 days a week

Harpers House, 8 Bexley High Street, Bexley, DA5 1AD

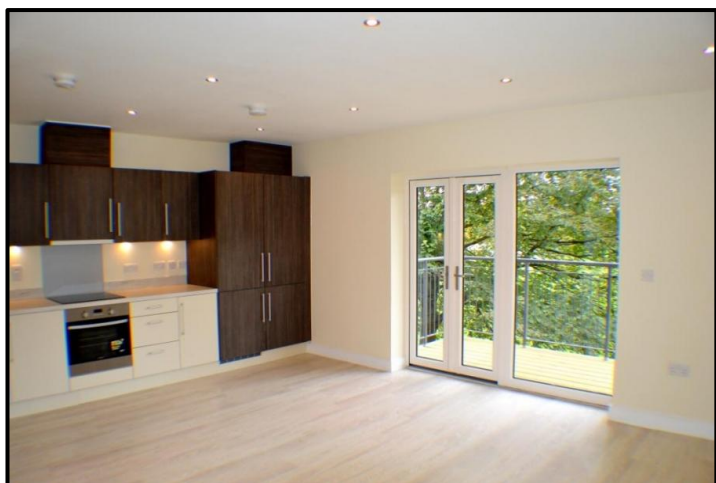
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Residential & Commercial Estate Agents

HARPERS & CO RENTAL REQUIREMENTS

All applicants of Harpers & Co wishing to rent a property will be asked to provide the following:-

1. A holding deposit to secure the property of £150 cash is required. This will be deducted off the deposit once the tenancy is agreed otherwise this is non refundable if the applicant decides to no longer proceed with the tenancy or if the Reference(s) Check fail.
2. A referencing cost of £110.00 per person will be required in advance. This is not refundable even if the reference(s) comes back unsuitable.
3. If the credit referencing passes, Harpers & Co will require one month's rent in advance and 6 week's rent as a deposit, to be held for the duration of the tenancy. These funds should be paid either by cash, bankers draft or bank transfer, invoices will be issued. Cheques will not be accepted.
4. An administration fee of £225.00 +VAT is payable for the preparation of an Assured Shorthold Tenancy agreement (AST). Additional third party costs could be added if Harpers & Co are instructed with an inventory both check in an check out.
5. Check in /admin inventory fee is due on the day of signing the AST.
6. Original identification will be required such as a passport, driving licence or birth certificate. At least one original photo identification document must be provided.
7. All rental payments are to be made by standing order through the bank details provided on the AST on or before the due date.

BAC's transfer to be sent below and clearly state your reference.

**Barclays Bank
6 Market Place
Bexleyheath,
Office Account
Sort: 20-62-69
Account: 93134210**

Sign:.....

Date:.....

Sign:.....

Date:.....

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