

OPEN 7 DAYS
A WEEK

Harpers & Co

Tel: 01322 524425
www.harpersandco.com



1 Bed Flat, Bexley High Street , Bexley Village, DA5 1AA

£950 PCM

Located in the very heart of Bexley Village is this beautiful one double bedroom maisonette which is presented in immaculate order throughout. Split over two levels the accommodation comprises of an open plan reception room / kitchen and WC to the ground floor whilst the first floor boasts a double bedroom with fitted wardrobes and a 4 piece bathroom suite. Externally you have a private 25ft rear garden. The property is available immediately and offered unfurnished.

ONE BEDROOM* *SPLIT LEVEL* *IMMACULATE CONDITION
PRIVATE GARDEN* *HEART OF BEXLEY VILLAGE* *SOUGHT AFTER LOCATION
CLOSE TO ALL LOCAL AMENITIES* *CLOSE PROXIMITY TO STATION

EPC rating 74 (C)

VIEWING HIGHLY RECOMMENDED

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- Communal Entrance:** Leading to own front door.
- Hallway:** Tiled floor, smoke alarm, spotlights, doors to reception room and downstairs WC.
- Downstairs WC:** Corner wash hand basin with mixer tap, low level WC. Tiled floor, and walls.
- Reception Area:** 3.34 x 3.36 Tiled floor, Double Glazed Bi-Fold Door to rear, spotlights, power points, TV Ariel socket, stairs to first floor.
- Kitchen Area:** 3.33 x 3.36 Fitted wall & Base units with hardwood worktop over, Gas Hob, Electric Oven, Extractor fan, washing machine, integrated fridge freezer, stainless steel sink & drainer with mixer tap, tiled splash back, tiled floor, spotlights, power points.
- First Floor Landing:** 2 x Double Glazed windows, fitted carpet, radiator, spotlights, power points, loft access, doors to bathroom & bedroom.
- Bedroom:** 3.34 x 4.73 2 x Double Glazed Sash windows to rear, fitted carpet, fitted wardrobe, 2 x radiator, power points, TV Ariel socket, Spotlights.
- Bathroom:** Four Piece Suite comprising of Shower cubicle, panel enclosed bath, pedestal wash hand basin, low level WC, Tiled floor and walls, Spotlights, Extractor fan.
- Garden:** 25ft Approx. 25ft, Secluded private garden with paved area & Wall Surround.

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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www.harpersandco.com info@harpersandco.com



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:.....