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Randlesdown Road, Catford, SE6 3BT



De Scotia Estate Agents are delighted to offer this spacious modern top floor studio flat onto the lettings market. The property boasts a modern fitted kitchen, three-piece bathroom suite, large studio area, double glazing and gas central heating. The property is located within close proximity to local shopping facilities, parkland, a fitness centre, bus routes and Bellingham Train Station. In addition to these benefits, bills are included (excluding water rates and Gas)

- **Modern Studio Flat**
- **3-Piece Bathroom Suite**
- **Modern Fitted Kitchen**
- **Close to Local Shops and Amenities**
- **Close to Bellingham Train Station**

£825

Estate Agents ● Valuers ● Lettings

Note : These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract.

Open plan kitchen / living area

Spotlights, stainless steel oven, hob and extractor fan, stainless steel sink and single drainer, rolled edge work surface, oak effect base units, tiled splash back and power points.



Entrance

Communal door leading to the top floor.

Hallway

Studio Area

Spotlights, Velux windows, double radiator, laminate flooring, power points, telephone point and TV aerial point.



Bathroom

Velux window, spotlights, panel enclosed bath with shower attachment, low level wc, wash hand basin, work surface, plumbed for washing machine, heated towel rail, tiled splash back and tiled flooring.



Agent Fees:

FEES: Pricing Information The method we use for calculating the weekly price is: (monthly price x 12) ÷ 52, rounded to the nearest pound. Breakdown of fees: ¢ Initial Holding Deposit Fee: £400.00 ¢ Tenants Referencing Fee (Per Person) £95.00 ¢ Tenancy Agreement (per copy) £95.00 ¢ Rent in Advance: One calendar month's rent ¢ Security Deposit: Equivalent to 5 weeks rent (deposit amount calculation: Rent x 12 months ÷ 52 weeks x 5 weeks) ¢ Room let deposit: 1 month's rent and 1 month deposit (and Contract and referencing fees) Additional fees that may apply to you: ¢ Guarantor Referencing (Per Guarantor): £95.00 ¢ Pet Disclaimer Fee: Extra 2 Weeks Rent Other Fees: ¢ Tenant reference request (during tenancy): £30.00 ¢ End of Tenancy Clean: From £120.00 (dependant on size of property) Renewal Tenancy Agreement: £95.00

The Property Misdescriptions Act 1991

Whilst we as De Scotia estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixture and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A Buyer is advised to obtain verification from their Solicitor and/or Surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. Items shown in photographs are not included; they may be available by separate negotiation.

The Data Protection Act 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the De Scotia Association Consortium Company of which it is a member and for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy (copies available on request) but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agents.