



5 Cedar Court

Beckenham

BR3 5AJ

£1,800 pcm

Spacious and light-filled interiors

Modern fitted kitchen with appliances

Stylish bathroom with contemporary fittings

Well-proportioned living and bedroom spaces





Property Description

DESCRIPTION This spacious and well-presented property at Cedar Court offers a comfortable and modern living space, perfect for professionals, couples, or small families. The property benefits from a light-filled interior with contemporary finishes throughout, providing a welcoming and homely atmosphere. It features well-proportioned rooms, including a generous living area, a fully fitted kitchen, and stylish bathroom facilities. The property is part of a secure and well-maintained development, providing peace of mind and a strong sense of community.

LOCATION Situated on Southend Road in BR3, Cedar Court enjoys excellent connectivity and convenience. The property is within easy reach of local amenities, including shops, supermarkets, and cafes. Transport links are a standout feature, with South Croydon Station nearby, providing regular services into central London, and multiple bus routes offering access to surrounding areas. The area also offers local green spaces and recreational facilities, making it ideal for those seeking a balanced lifestyle.

JAMES LAURENCE ESTATE AGENTS Tenant Fee Act 1019. Under latest legislation, permitted tenant payments include:

- Rent
- Utility bills
- Holding deposit equivalent of 1 weeks rent
- Changes to an AST during tenancy
- Company let fees still apply

James Laurence are members of The Property Ombudsman and in partnership with the Money Shield Client Money protection Scheme (CMP). All enquiries and further information requests can be sent to lettings@jameslaurenceuk.com.

Notice: All measurements are approximate, and photographs/images provided for guidance only and may not accurately represent the property.

Agents Note: All material information stated below has been agreed/ confirmed with our client, we would request all information to be verified by the interested applicant with a James Laurence Estate Agent Employee prior to proceeding forward with an application.

Rental Per Month: £1,800.00

Deposit Amount To Be Held In The Deposit Protection Service (DPS): £ Equivalent to 5-week's worth of Rent.
Further information regarding the scheme can be found here: [Custodial terms and conditions | DPS \(depositprotection.com\)](https://www.depositprotection.com)

Length Of Tenancy: 6 months minimum term

Local Authority: Bromley London Borough Council

Council Tax Band: C

Total approx. floor area 732 sq ft (68 sq m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2019.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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James Laurence

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