

**Brookbanks**

Let's get moving.

01322 666452

Open 7 Days

[www.brookbanksonline.co.uk](http://www.brookbanksonline.co.uk)



Set just a stone's throw away from Swanley Train Station with excellent links to Central London, and Swanley Town Centre on your doorstep, we are delighted to present this two bedroom, split level, first floor maisonette. Just recently completely refurbished, this property benefits from two good sized bedrooms, parking and a garage. Available immediately.



**Lila Place**  
Swanley, BR8 8JB

**£1350.00 PCM**

Before you start make sure you know the following:

- \*How long do you want your tenancy for: 6 or 12 month?
- \*What can you afford? You need to earn on average 30x the monthly rental amount Per Annum e.g 500x30= £15,000 Per annum.
- \*Decide what area you want to live in.
- \*Have your ID ready e.g passport, driving licence, utility bill.
- \*Will you need a guarantor? If so do you have someone who can stand as one for you?

As your letting agent we want you to know that:

- \*We are part of The Guild of Professional Estate Agents and The National Association of Estate Agents.
- \*Your deposit is held with a governing body called TDS (tenants deposit scheme)

Holding fees are as follows:

One weeks rent will be required as a holding fee. This removes the property from the market (if referencing is passed this will be returned to you by deducting this off your first month's rental payment, however this is non-refundable should you fail the referencing process or choose to not proceed with the property)

Before your day of move in (once referencing has been successful):

- 5 weeks' damage deposit
- 1st month rental payment in advance (less the holding fee)



Viewers notes...

**EPC Rating: C**  
**Council Tax Band: B**

PLEASE NOTE: ALL MONTHLY RENTAL PRICES ARE EXCLUSIVE AND PAYABLE PER CALENDAR MONTH IN ADVANCE. ALL TENANCIES ARE ASSURED SHORTHOLD TENANCIES FOR A MINIMUM OF SIX MONTHS. THE EQUIVALENT OF FIVE WEEKS RENT IS REQUIRED AS A DEPOSIT TO BE HELD UNTIL THE END OF THE TENANCY AND WILL BE RETURNED AFTER AN INSPECTION AT THE END OF THE TENANCY, PROVIDING THAT THE PROPERTY HAS BEEN RETURNED IN THE SAME GOOD ORDER THAT PERTAINED AT THE COMMENCEMENT OF THE TENANCY AND ANY ACCIDENTAL DAMAGE OR BREAKAGE HAS BEEN MADE GOOD TO THE SATISFACTION OF THE LANDLORD AND/OR AGENT