



Brookbanks

Residential Sales | Letting | Management

01322 666452

Open 7 Days

www.brookbanksonline.co.uk



Brookbanks Estate Agents

Swanley

End Of Terrace

2/3 Bedrooms

Gas Central Heating

Family Bathroom

Large Garden

Off Street Parking

Great For Transport Links

Close To Town

Swanley Lane
Swanley, BR8 7LD

£995 PCM

Description: Are you looking for a FAMILY home with a LARGE back garden? Then look no further this lovely end of terrace home has come to market. With a kitchen/diner and a separate living room and the family bathroom, upstairs you will find 2/3 bedrooms. There is off street parking here as well. Also it is close to the town center and great for transport links for the train station and M25 & A20. Call today to secure your viewing 01322 666 452.



EPC Rating:

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)

Our fees are as follows:

- £150.00 Per Adult (over the age of 18) to be referenced (non-refundable should referencing fail or withdraw from application)
- £75.00 Per Guarantor Reference (if required again non-refundable once process has started or withdraw from application)
- £200.00 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 months 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):

- 6 weeks damage deposit
- 1st month rental payment in advance (lesser £200.00 holding fee)

When your move in day arrives we will welcome you into the office to go through your tenancy agreement for you to read, understand and sign. We will provide you with a copy of this information alongside, a copy of the EPC for the property, a copy of the gas certificate for the property, information on your deposit, a tenants information pack, how to rent booklet...Most importantly your KEYS!

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 SIX 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



41 High Street, Swanley, Kent BR8 8AE T: 01322 666452

Email: sales@brookbanksonline.co.uk

Website: www.brookbanksonline.co.uk

Managing director Mr D. Williams FNAEA Director & Company Secretary: L. Williams
Registered in England No: 05007887 VAT No: 769 1444 01

