Little Brights Road, , DA17 6FG
£1,250 Per month

The Property Cloud

Positioned on the 3rd floor with lift access, is this TWO BEDROOM, TWO BATHROOM, Modern Apartment with BALCONY with an on-site Gym, Starbucks & Lidl within the complex. The property also benefits from ALLOCATED PARKING, Electric Heating (no gas) & Built in wardrobe to master bedroom, plus is only 0.3 Miles to Belvedere Station & is a short drive to Abbey Wood, Bexleyheath & Erith for additional shopping facilities. Watch the video to get a real sense of home for this lovely property... Viewings available both in-person and via video call. Available from 6th March 2021. Please read the rest of the advert for further information.

Entrance Hall

Lounge/Diner
16'8" x 9'10" (5.10 x 3.00)

Kitchen
9'10" x 6'6" (3.00 x 2.00)

Balcony
9'10" x 3'3" (3.00 x 1.00)

Master Bedroom
12'9" x 8'10" (3.90 x 2.70)

En-suite
7'2" x 5'2" (2.20 x 1.60)

Bedroom Two
12'9" x 8'2" (3.90 x 2.50)

Bathroom
6'10" x 6'2" (2.10 x 1.90)

Additional Information
COUNCIL TAX
Bexley Council - Band C.

COMMUTING
Belvedere Station - 0.3 Miles via Norman Road.

LOCAL AREA
The property is located within a short distance to local amenities such as -
Lidl - 0.1 Miles (located on the complex)
Asda - 0.6 Miles.
The Morgan - Pub & Carvery - 0.1 Miles (Located on the complex)

Tenant Information
Redress Scheme, CMP & Permitted Payments

The Property Cloud are members of The Property Ombudsman (Membership No: D9688) & Have membership with SafeAgent of which we hold Client Money Protection Membership (CMP Membership No: A6234).

Permitted payments are payments that can be legally charged to a tenant in connection with your tenancy. These include:
a) the rent?
b) a refundable tenancy deposit capped at no more than five weeks' rent where the annual rent is less than £50,000, or six weeks' rent where the total annual rent is £50,000 or above?
c) a refundable holding deposit (to reserve a property) capped at no more than one week's rent?
d) payments to change the tenancy when requested by the tenant, capped at £50, or reasonable costs incurred if higher?
e) payments associated with early termination of the tenancy, when requested by the tenant
?f) payments in respect of utilities, communication services, TV licence and council tax; and
?g) A default fee for late payment of rent and replacement of a lost key/security device, where required under a tenancy agreement

Tenant Information

In order to pass our referencing procedure please see below criteria:

- Must have a minimum annual income of £37,500 (this can be a shared income or single income)
- No active CCJ's (County Court Judgements)
- No history of non payment of rent with previous landlords.

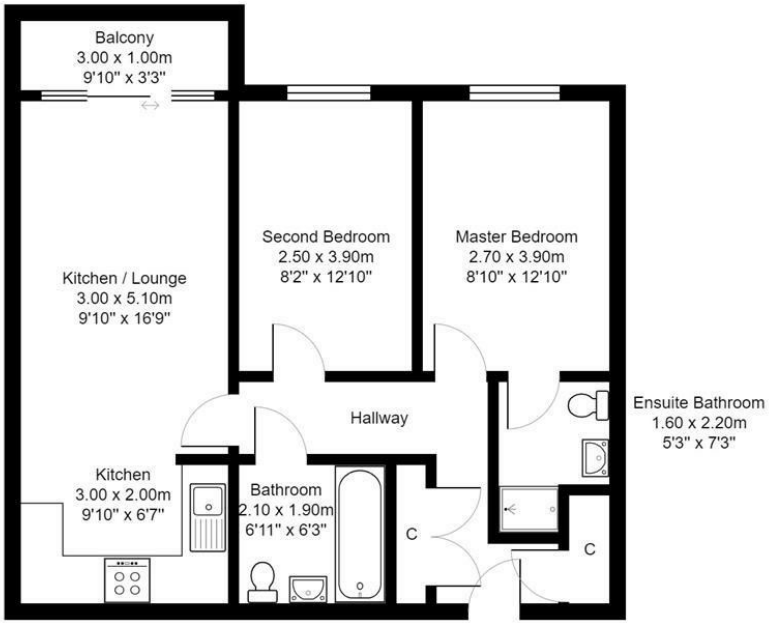
Guarantors are welcomed but are accepted on a case by case basis and at the landlords discretion.

Disclaimer

Please Note: All measurements are approximate and are taken at the widest points. They should not be used for the purchase of furnishings or floor coverings. Please also note that The Property Cloud have not tried or tested any appliances or services. These particulars do not form part of any contract, floor plans & photographs, whether enhanced or not, are for general guidance only. All properties come unfurnished unless otherwise stated. We would strongly recommend that the information which we provide about the property, including distances, is verified by yourselves

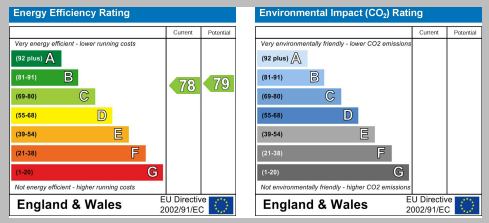
The Property Cloud
T: 020 8935 5256
E: sales@the-property-cloud.co.uk | W: www.the-property-cloud.co.uk

42 Jutland House, Belvedere, DA17 6FG



Total Area: 60.6 m² ... 652 ft²

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 can be given.



upon inspection and if you are unsure about any part of the assured short hold tenancy agreement we recommend you consult a legal representative before entering into the contract.