



3 BEDROOM SEMI
NEW UPSTAIRS BATHROOM
DOUBLE GLAZING
AVAILABLE: IMMEDIATELY

GAS CENTRAL HEATING
17' FITTED KITCHEN/DINING ROOM
14' LOUNGE
OFFERED: UNFURNISHED

Christies Residential are pleased to offer for let this redecorated 3 bedroom semi detached house which is situated in a sought after road.

River Way, Ewell, Surrey, KT19 0HJ

£1,900 PCM

Entrance Hall

Via own front door with covered porch. Wood flooring.

Lounge

14.0" X 11.6" (4.26m X 3.5m)

Double glazed window. Feature Limestone fireplace. Wood flooring. Double doors to:



Fitted Kitchen/Dining Room

17.7" X 12.5" (5.39m X 3.81m)

Range of fitted wall & base units with inset single drainer 1 1/2 bowl stainless steel sink unit. Matching island unit. Wall mounted 'Valiant' central heating boiler. Wood flooring. Integrated fridge freezer. 'Bosch' washing machine. Built in oven and hob. Two double glazed windows. Double glazed doors to garden.

First Floor Landing

Stained glass side window. Access to loft.

Bedroom 1

14.4" X 11.5" (4.39m X 3.51m)

Double glazed window to front aspect. Fitted double wardrobe.

Bedroom 2

14.4" X 11.3" (4.39m X 3.44m)

Airing cupboard. Double glazed window over looking rear garden. Fitted wardrobes to two walls.

Bedroom 3

9" X 6.3" (2.74m X 1.92m)

Double glazed Oriel bay window.



Refitted Bathroom

Two double glazed windows. New white bathroom suite comprising: panel enclosed bath with mixer shower, separate walk in shower cubicle, vanity unit with inset wash hand basin & low level WC. Heated towel rail. Part tiled walls. Vinyl flooring.

Off Street Parking

Paved with off street parking. Side gate to rear garden. Shared drive to garage.

Detached Garage

Rear Garden

70" (21.34m) Approx

Patio. mainly laid to lawn with wood panel fencing.



LOCAL AUTHORITY
Epsom & Ewell Borough Council

COUNCIL TAX
Tax Band E



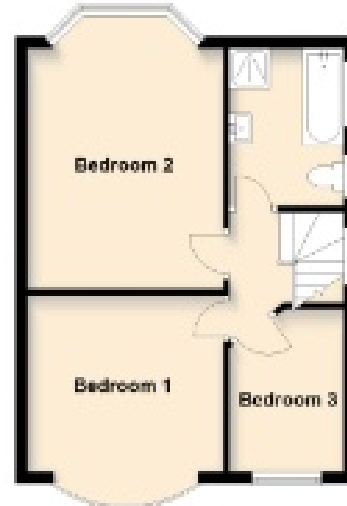
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



Ground Floor
Approx. 437.6 sq. feet



First Floor
Approx. 421.6 sq. feet



Total area: approx. 859.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using Floorplan

IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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TENANT FEES SCHEDULE



NEW ASSURED SHORTHOLD TENANCIES
(ASTs) SIGNED ON OR AFTER 1 JUNE 2019

www.christiesresidential.co.uk

Holding Deposit (per tenancy)	One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 caelndar days (or other Deadline for Agreement as mutually agreed in writing).
Security Deposit (per tenancy. Rent under £50,000 per year)	Five weeks' rent. This covers damagers or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £50,000 or over per year)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid Rent	Interest at 3% above the Bank of England Base Rate from REnt Due Date until paid in order to pursue non payment of rent. Please note: This will not be levied until the rent is more then 14 days in arrears.
Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord and any other persons requiring keys will be changed to the tenant. If extra costs are incurred there will be a charge of £115 per hour (inc. VAT) for the time taken replacing lost key(s) or other security devices(s).
Variation of Contract (Tenant's Request)	£50 (inc.VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenant's Request)	£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Termination (Tenant's Request)	Should the tenant wish to leave the their contract early, they shall be liable to the landlord's costs in re-lettings the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

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