



Christies Residential are pleased to offer for let this spacious 2 bedroom ground floor maisonette. Situated within walking distance of West Ewell shops & mainline station the property benefits from:

**OWN 150' REAR GARDEN  
OFF STREET PARKING FOR ONE CAR  
FAMILY BATHROOM & CLOAKROOM  
19' FITTED KITCHEN/DINING ROOM  
16' x 14' 9" LOUNGE**

**OFFERED: UNFURNISHED  
AVAILABLE: 31 MAY 2024**

**Chessington Road, West Ewell,  
KT19 9XF**

**Rental: £ 1500 PCM**

## Gas Central Heating Via Radiators

### Entrance Hall

T shaped. Via double glazed door with video entry phone. Under stairs cupboard. Cloaks cupboard.

### Cloakroom

Matching vanity unit with inset wash hand basin & low level WC. Tiled walls with mirror. Tiled floor. Extractor.

### Lounge

16' 0" X 14' 9" (4.88m X 4.50m)

Double glazed bay window. wall lights. Air conditioning unit.

### Bedroom 1

15' 3" X 12' 0" (4.65m X 3.66m)

Double glazed bay window. Air conditioning unit.

### Bedroom 2

10' 0" X 8' 11" (3.05m X 2.72m)

Two double glazed windows.

### Family Bathroom

Matching suite comprising panel enclosed bath with wall mounted mixer shower and curtain rail, vanity unit with inset wash hand basin & low level WC. Tiled walls. Heated towel rail. Extractor. Tiled floor.

### Fitted Kitchen/Dining Room

19' 0" X 10' 9" (5.79m X 3.28m)

Two double glazed windows. Range of fitted wall & base units with inset stainless steel sink. Built in electric oven & gas hob with matching cooker hood over. Integrated fridge/freezer. Freestanding washing machine & tumble dryer. Ceramic tiled floor. Double glazed door to rear garden.

## OUTSIDE

### Front Garden

Flower borders. Gate to rear garden.

### Off Street Parking For One Car

Block paved.

### Rear Garden

150' Approx

Paved patio area. Mainly laid to lawn with wood panel fencing & brick wall. Outside tap.

## COUNCIL TAX

Tax Band 'D'







**Ground Floor Flat**  
Approx. 866.2 sq. feet



Total area: approx. 866.2 sq. feet

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
105-109 <b>A</b>		12-15 <b>A</b>	
81-104 <b>B</b>		16-21 <b>B</b>	
69-80 <b>C</b>		22-27 <b>C</b>	
55-68 <b>D</b>		28-33 <b>D</b>	
39-54 <b>E</b>		34-39 <b>E</b>	
29-38 <b>F</b>		40-45 <b>F</b>	
13-28 <b>G</b>		46-51 <b>G</b>	
Not energy efficient - higher rating code		Not environmentally friendly - higher CO <sub>2</sub> emissions	

Energy Efficiency Rating: 68 (Current), 76 (Potential)  
 Environmental Impact (CO<sub>2</sub>) Rating: 46 (Current), 27 (Potential)

**England, Scotland & Wales** EU Directive 2002/91/EC  
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**England, Scotland & Wales** EU Directive 2002/91/EC  
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**IMPORTANT NOTES - PLEASE READ** These particulars are for guidance only and do not constitute part of an offer or contract. 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 the purpose and the mention of any appliances and services within these details does not imply that they are in full and efficient working order. Please ask for clarification on any point that may concern you and check the availability of this property before travelling any distance to view and please advise us if you cannot make an appointment or if you are now suited or if your requirements have altered in any way. Council Tax and utility accounts will be the responsibility of the tenant, unless stated otherwise including: water/sewerage, gas, electric, telephone, broadband, television licence, installation of cable/satellite (if permitted and applicable) and any subscription to cable/satellite provider.



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# TENANT FEES SCHEDULE



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

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

<b>Holding Deposit (per tenancy)</b>	<b>One week's rent.</b> 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 calendar days (or other Deadline for Agreement as mutually agreed in writing).
<b>Security Deposit (per tenancy. Rent under £50,000 per year)</b>	<b>Five weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Security Deposit (per tenancy. Rent of £50,000 or over per year)</b>	<b>Six weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Unpaid Rent</b>	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 than 14 days in arrears.
<b>Lost Key(s) or other Security Device(s)</b>	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 any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
<b>Variation of Contract (Tenant's Request)</b>	<b>£50 (inc. VAT) per agreed variation.</b> To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
<b>Change of Sharer (Tenant's Request)</b>	<b>£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.</b> 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.
<b>Early Termination (Tenant's Request)</b>	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting 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.

### CLIENT MONEY PROTECTION:

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

**propertymark**

### INDEPENDENT REDRESS:

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

**PRS** Property  
Redress  
Scheme