



ALLOCATED PARKING SPACE

17'10 LOUNGE/FITTED KITCHEN

CENTRAL LEATHERHEAD LOCATION

SECURITY ENTRY

DOUBLE BEDROOM

DOUBLE GLAZING

AVAILABLE: IMMEDIATELY

OFFERED: UNFURNISHED

Christies Residential are pleased to offer for let this one double bedroom flat. Situated in the Heart of Leatherhead town centre within walking distance of mainline railway station. The property benefits from:

**7 Elm Road, Leatherhead,
Surrey, KT22 8AP**

£1,050 PCM

Heating

Electric

Communal Entrance Hall

Via security entry

Entrance Hall

Via own front door. Entryphone.

Open Plan Lounge/Fitted Kitchen

17.1" X 16.3" (5.21m X 4.97m)

(Narrows to 10'3") Double glazed window to rear aspect. Electric radiator. Kitchen area with range of fitted wall & base units including breakfast bar. Inset stainless steel sink unit. Built in electric oven and hob with extractor over. Integrated fridge, freezer, washing machine & dishwasher.

Double Bedroom

12" X 10.4" (3.66m X 3.17m)

Double glazed window to front aspect, double wardrobe, electric radiator.

Family Bathroom

Matching white suite comprising panelled bath with mixer tap, shower fitting and shower screen, pedestal hand basin and low level WC. Heated towel rail. Wall mounted electric heater. Part tiled walls with fitted mirror & shaver point.

Allocated Parking For One Car

Outdoor Space

LOCAL AUTHORITY

Mole Valley District Council

COUNCIL TAX

Tax Band B





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	55	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.



Christies Residential Ltd
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 sales@christiesmail.co.uk lettings@christiesmail.co.uk

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 calendar 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 damages 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 than 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 charged 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 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.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS:

www.theprs.co.uk

PRS Property
Redress
Scheme