



**ORIGINAL BEAMED CEILINGS
ELECTRIC HEATING – RADIATORS
RESERVED PARKING**

**SASH WINDOWS
20' x 18' LIVING KITCHEN
OWN COURTYARD GARDEN**

AVAILABLE 7/9/24

UNFURNISHED

Christies Residential are pleased to offer for let this one year old converted luxury double bedroom first floor apartment. Situated in a Grade 11 Listed building in a gated sought after location with handcrafted interior but retaining original features the property is within walking distance of Epsom Town centre, hospital and mainline station.

**Stable Mews, Chalk Lane, Epsom,
Surrey, KT18 7AW**

Rental: £ 1,500 PCM

Gated Access

Via electric gates to development.

Ground Floor Entrance

Via double glazed door. carpeted stairs to first floor landing.

Electric Heating Via Radiators

First Floor Landing

Sash windows with fitted blinds. Double cupboard housing water tank with mega flow. Original beamed ceiling. Wood flooring.

Double Bedroom

15' 0" X 10' 11" (4.57m X 3.33m)

Sash windows with fitted blind. Fitted wardrobes to the length of one wall. Wall lights. Wood flooring. Vaulted ceiling with original wood beams.

Family Bathroom

Matching suite comprising: panel enclosed bath with wall mounted rain head shower & screen, hand shower, vanity unit with inset wash hand basin & low level WC. Extractor. Part tiled walls. Tiled floor.

Open Plan Living Room/Fitted Kitchen

20' 3" X 18' 0" (6.17m X 5.49m)

(Measured to longest point) Vaulted ceiling with original wood beams. Dual aspect sash windows with fitted blinds. Luxury Kitchen with range of wall & base units with granite work surface and inset sink. Built in 'Bosch' electric oven & induction hob with extractor over. Integrated 'Bosch' fridge/freezer, dishwasher, microwave & washer/dryer. Wood flooring. Wall light points.

OUTSIDE

Own Courtyard Garden

20' 0" X 15' 4" (6.10m X 4.67m)

Paved with wood panel fencing. Flower border.

Reserved Parking Bay For One Car

COUNCIL TAX

Tax Band C - Epsom & Ewell Council



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
92-100	A	92-100	A
81-91	B	81-91	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G

EU energy efficient - lower running costs
EU energy efficient - higher running costs

EU Directive 2002/91/EC
EU Directive 2002/91/EC

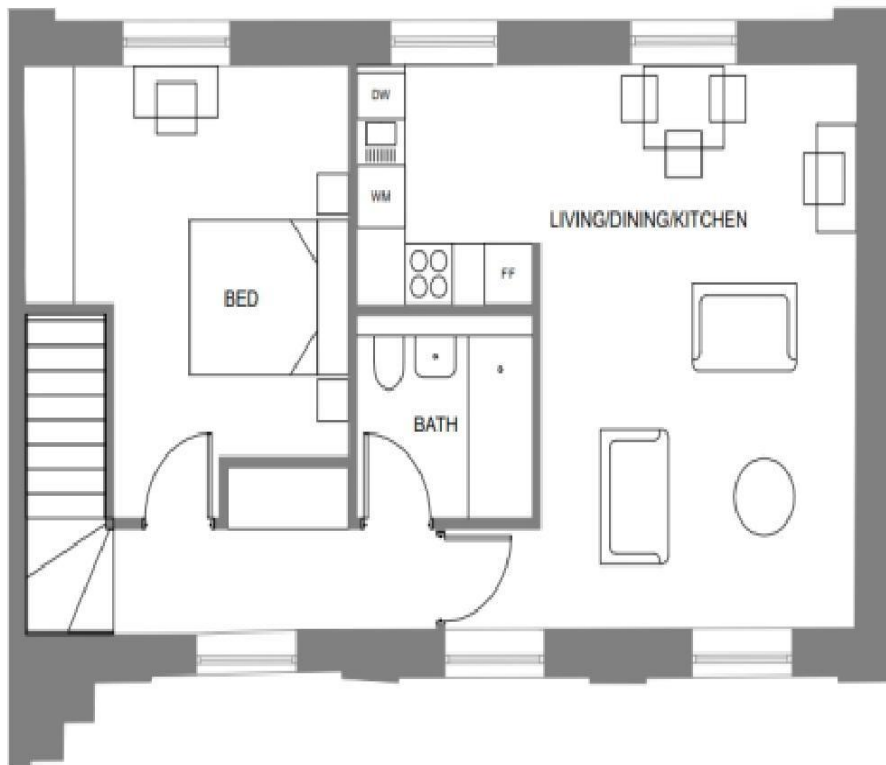
England, Scotland & Wales
England, Scotland & Wales

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.

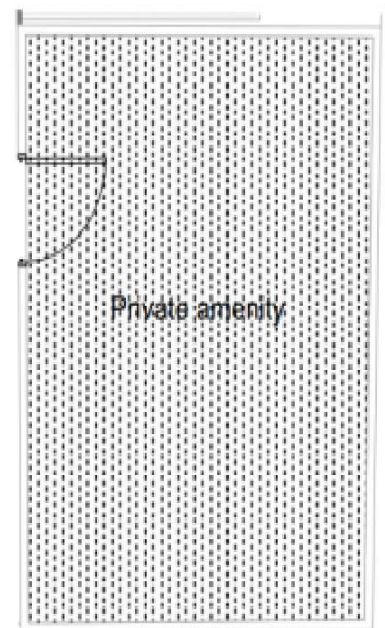
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.




First Floor



**First Floor Flat with
Ground Floor Amenity**
Ground Floor



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.

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 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).
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-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:

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INDEPENDENT REDRESS:

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PRS Property
Redress
Scheme