



1ST FLOOR FLAT
DOUBLE BEDROOM
SECURITY ENTRY
AVAILABLE: 19/12/24

GAS CENTRAL HEATING
DOUBLE GLAZING
RESERVED PARKING SPACE
OFFERED: UNFURNISHED

Christies Residential are pleased to offer for let this double bedroom first floor flat situated in a gated development within walking distance of Carshalton Ponds and Carshalton railway station.

**Flat 3, Fairlands House, Carshalton,
Surrey, SM5 2HU**

£1,200 PCM

Gas Central Heating Via Radiators

Security Entry

Entrance Hall

Via own front door. Carpeted. Security entry phone.

Open Plan Living Room/Fitted Kitchen

19.5" X 12.1" (5.94m X 3.69m)

Double glazed window. Range of fitted wall & base units with inset stainless steel sink. Built in electric oven & ceramic hob with extractor over. Integrated washer/dryer. Freestanding fridge/freezer.

Double Bedroom

11.5" X 9.3" (3.51m X 2.83m)

Double glazed window. Carpeted.

Family Shower Room

8.6" X 4" (2.62m X 1.22m)

Matching white suite comprising: walk in shower, vanity unit with inset wash hand basin & low level WC. Heated towel rail. Vinyl floor. extractor fan.

Reserved Parking Space For One Car

Via Gates

LOCAL AUTHORITY

Sutton Borough Council

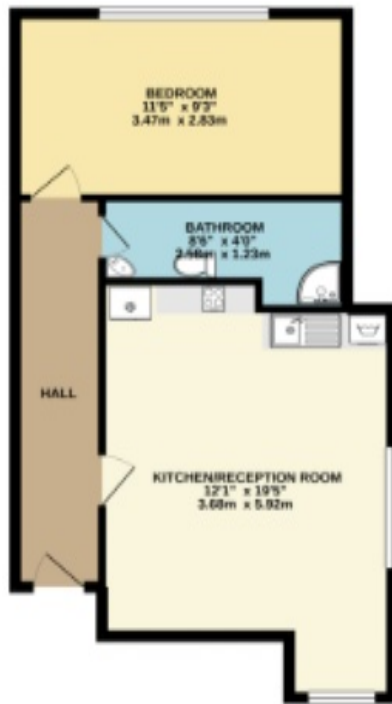
COUNCIL TAX

Tax Band C



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

1ST FLOOR
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA - 372 sq.ft. (34.6 sq.m.) approx.
These areas include the area covered by the structure of the building, including any balconies, terraces, etc. They do not include the area covered by any external walls, roofs, etc. The areas are approximate and should not be used for legal purposes. The areas are measured in accordance with the Royal Institution of Chartered Surveyors (RICS) rules of measurement.



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
 1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY
 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 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.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS:

www.theprs.co.uk

PRS Property
Redress
Scheme