



1ST FLOOR FLAT

DOUBLE BEDROOM

15' LOUNGE

AVAILABLE: IMMEDIATELY

SEPARATE FITTED KITCHEN

GAS CENTRAL HEATING

RESERVED PARKING BAY

OFFERED: UNFURNISHED

Christies Residential are pleased to offer for let this first floor double bedroom flat, situated within walking distance of Bookham station.

**Merrylands Court, Merrylands Road,
Bookham, Surrey, KT23 3HN**

£1,150 PCM

Gas Central Heating Via Radiators

Communal Entrance
With stairs to upper floors.

Entrance Hall
Via own front door. L' Shaped. Carpeted. Cloaks cupboard. Access to loft.

Double Bedroom
11.8" X 9.5" (3.6m X 2.9m)
Double glazed window with fitted blind. Carpeted.

Family Bathroom
6.7" X 6.1" (2.04m X 1.86m)
Matching white suite comprising: panel enclosed shower bath with mixer shower over and fitted wall mounted rain head shower and screen, wash hand basin & low level WC. Bathroom cabinet & shaver point. Heated towel rail. Large storage cupboard housing washer/dryer. Laminate floor.

Lounge
15.1" X 10.9" (4.6m X 3.32m)
Dual aspect double glazed windows with fitted blinds. Carpeted. Open to:

Fitted Kitchen
8.7" X 6.8" (2.65m X 2.07m)
Double glazed window. Range of fitted wall and base units with inset stainless steel sink. Built in electric oven & hob with cooker hood over. Freestanding fridge and freezer. Wall mounted 'Glow Worm' boiler. Laminate floor.

Reserved Parking Bay
Number 10

Communal Gardens
Lawned with mature hedges. Drying areas. Bin areas.

LOCAL AUTHORITY
Mole Valley District Council

COUNCIL TAX
Tax Band C





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 40.1 sq. metres (431.3 sq. feet)

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.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS:

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Scheme