



**PET FRIENDLY
BOLD CORNER PLOT
UPSTAIRS BATHROOM
OFFERED: UNFURNISHED**

**3 BEDROOM SEMI
12' 6" x 11' 8" KITCHEN
OWN DRIVEWAY
AVAILABLE: IMMEDIATELY**

Christies Residential are pleased to offer for rent this 3 double bedroom family house situated on a corner plot.

**Randalls Crescent, Leatherhead,
KT22 7NP**

Rental: £ 1,850 PCM

Gas Central Heating Via Radiators

Entrance Hall

Via double glazed door. Leaded double glazed flank window. Laminated flooring. Under stairs cupboard.

Downstairs WC

Single glazed window. Low level C.

Lounge

18' 11" X 12' 2" (5.79m X 3.73m)

Dual aspect double glazed windows (leaded to front)
Laminate flooring. Open fireplace.

Fitted Kitchen/Dining Room

12' 5" X 11' 7" (3.81m X 3.55m)

Range of country style wall & base units with inset 1 & 1/2 stainless steel sink unit. Fitted electric cooker. Built in gas hob with extractor over. Freestanding fridge/freezer. Cupboard housing washing machine and wall mounted boiler. Space for dining room table and chairs. Double glazed window and door over looking rear garden. Ceramic tiled floor.

First Floor Landing

Leaded double glazed flank window. Loft access.

Bedroom 1

12' 4" X 10' 4" (3.76m X 3.17m)

Double glazed window over looking rear garden.

Bedroom 2

12' 4" X 11' 6" (3.76m X 3.53m)

Double glazed window over looking rear garden.

Bedroom 3

10' 0" X 7' 4" (3.05m X 2.26m)

Leaded double glazed window to front aspect.

Family Bathroom

Leaded double glazed window. Part tiled walls. Matching suite comprising: panel enclosed bath with wall mounted shower and screen, wash hand basin & low level WC. Heated towel rail.

OUTSIDE

Front Garden

Hedge surrounding lawn offering seclusion. Iron gate with pathway to front door.

Side Garden

Hedge surrounding lawned area.

Own Driveway

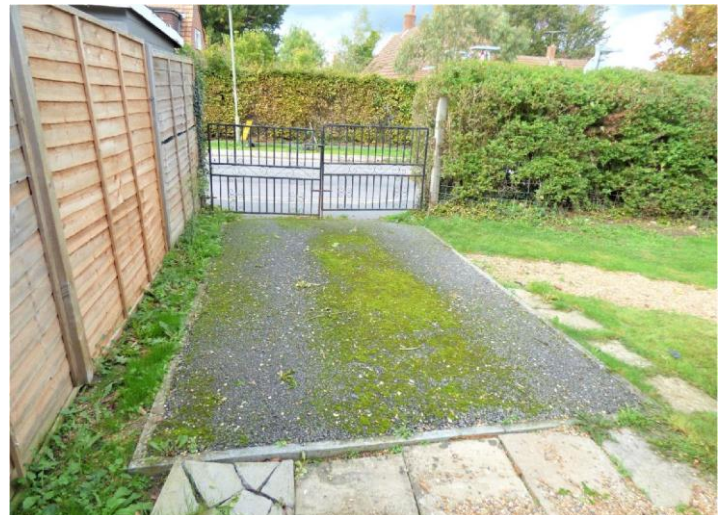
Via wrought iron gates with off street parking from Cleeve Road.

Rear Garden

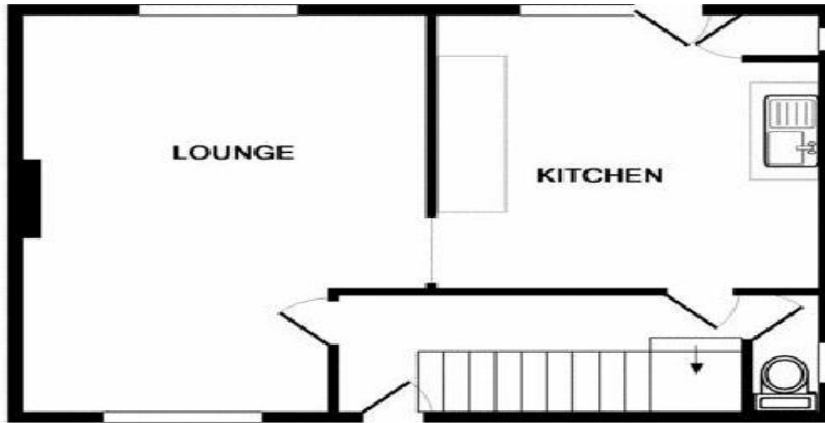
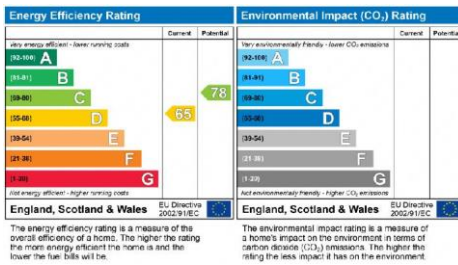
Patio area. Brick built shed. Mainly laid to lawn with flower borders and wood panel fencing. Hedgerows to the side offering seclusion. Timber shed. Decked patio area to rear.

COUNCIL TAX

Band 'D'







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 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.

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