



TWO DOUBLE BEDROOMS

FAMILY BATHROOM & EN SUITE

SHOWER ROOM

AVAILABLE: 21 JUNE 2024

RESERVED COVERED PARKING

VIDEO ENTRY SYSTEM

GAS CENTRAL HEATING

OFFERED: UNFURNISHED

Christies Residential are pleased to offer to rent this 2 bedroom 2 bath/shower room first floor flat situated in the heart of Leatherhead centre within walking distance of both the river and mainline railway station. The property benefits from: video entry system, gas central heating via radiators, 14' living room, fitted kitchen, modern family bathroom, bedroom 1 with en-suite shower room and reserved covered parking.

**Connaught House, Bridge Street,
Leatherhead, Surrey, KT22 8BZ**

£1,600 PCM

Communal Lobby

Via part glazed door. Tiled flooring. Stairs to upper floors, with fire exit on floor one.

Entrance Hall

Via own wood front Door. Solid wood flooring. Video entry phone.

Lounge

14.8" X 14.7" (4.51m X 4.48m)

Double glazed window. Solid wood flooring.



Fitted Kitchen

10.2" X 7.1" (3.11m X 2.16m)

Range of fitted wall & base units with inset stainless steel sink and fitted breakfast bar. Built in electric oven, ceramic hob, with matching splash back & cooker hood. Integrated dishwasher and washer/dryer. Freestanding fridge freezer. Ceramic tiled floor.



Bedroom 1

14.6" X 11.7" (4.45m X 3.57m) measured to wardrobes

Double glazed window. Range of Fitted wardrobes to one wall. Door to:

En-Suite

Matching suite comprising: walk in shower cubicle, wash hand basin & low level WC. Heated towel rail. Matching tiled wiled walls & flooring. Extractor. Fitted mirror with light & shaver point.

Bedroom 2

10.11" X 11.6" (3.08m X 3.54m)

Double glazed window. Cupboard housing central heating boiler. Fitted wardrobes to the length of one wall.



Family Bathroom

Obscure double glazed window. Matching suite comprising: panel enclosed bath with wall mounted shower & screen, vanity unit with inset wash hand basin & low level WC. Heated towel rail. Matching tiled wiled walls & flooring. Extractor. Fitted mirror with light & shaver point.



Covered Parking Bays

Covered bay per flat with two spare bays for visitor parking.

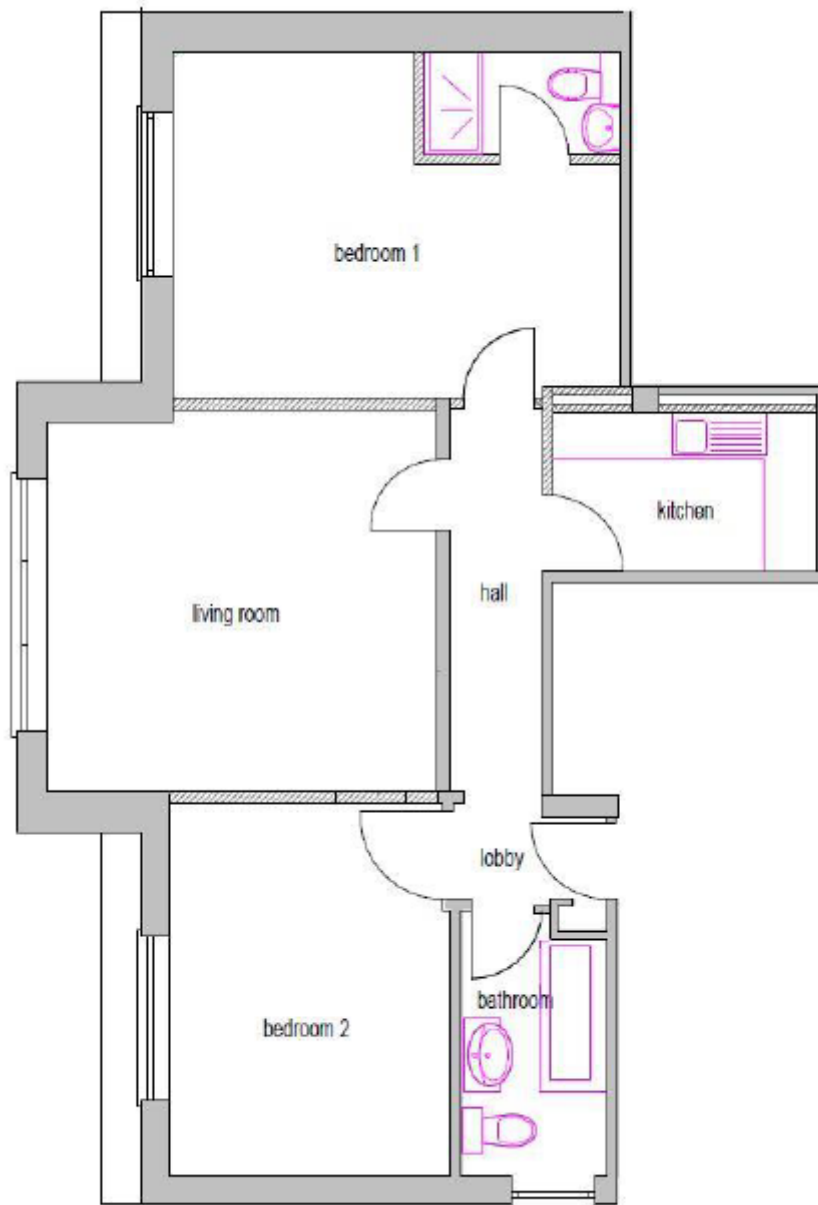
LOCAL AUTHORITY
Mole Valley District Council

COUNCIL TAX
Tax Band C

HEATING
Gas central heating via radiators.



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(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.



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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:

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INDEPENDENT REDRESS:

www.theprs.co.uk

PRS Property
Redress
Scheme