



**TOP FLOOR FLAT**

**2 DOUBLE BEDROOMS**

**2 BATH/SHOWER ROOMS**

**AVAILABLE: IMMEDIATELY**

**LOUNGE WITH FEATURE WINDOW**

**SEPARATE FITTED KITCHEN**

**COVERED RESERVED PARKING BAY**

**UNFURNISHED**

Christies Residential are pleased to offer for let this 2 double bedroom 2 bath/shower room second/top floor flat (77 sq m) 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, solid wood flooring, 14' x 14' lounge with feature arch window, modern fitted kitchen, modern family bathroom, main bedroom with en-suite

**Flat 5, Connaught House, Leatherhead,  
Surrey, KT22 8BZ**

**£1,600 PCM**

**Communal Lobby**  
Tiled with stairs to upper floors.

**Entrance Hall**  
Via own wood front Door. Solid wood flooring. Video entry phone.

**Lounge**  
14.4" X 14.1" (4.39m X 4.3m)  
Feature arched double glazed window. Solid wood flooring.

**Fitted Kitchen**  
9.3" X 8.7" (2.83m X 2.65m)  
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. Freestanding fridge/freezer & washing/machine. Ceramic tiled floor.

**Bedroom 1**  
13.1" X 11.8" (3.99m X 3.6m)  
(Measured to wardrobes) Double glazed window. Fitted wardrobes to the length of one wall. Carpeted. Door to

**En-Suite Shower Room**  
White suite comprising: walk in shower cubicle, wash hand basin & low level WC. Heated towel rail. Tiled walls & flooring. Extractor. Fitted mirror with light & shaver point.

**Bedroom 2**  
10.9" X 10.2" (3.32m X 3.11m)  
(Measured to wardrobes)  
Double glazed window. Fitted wardrobe to the length of one wall. Cupboard housing central heating boiler. Carpeted.

**Family Bathroom**  
Obscure double glazed window. Matching white 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 Reserved Parking Bay**

**Covered Visitor Parking Bays**

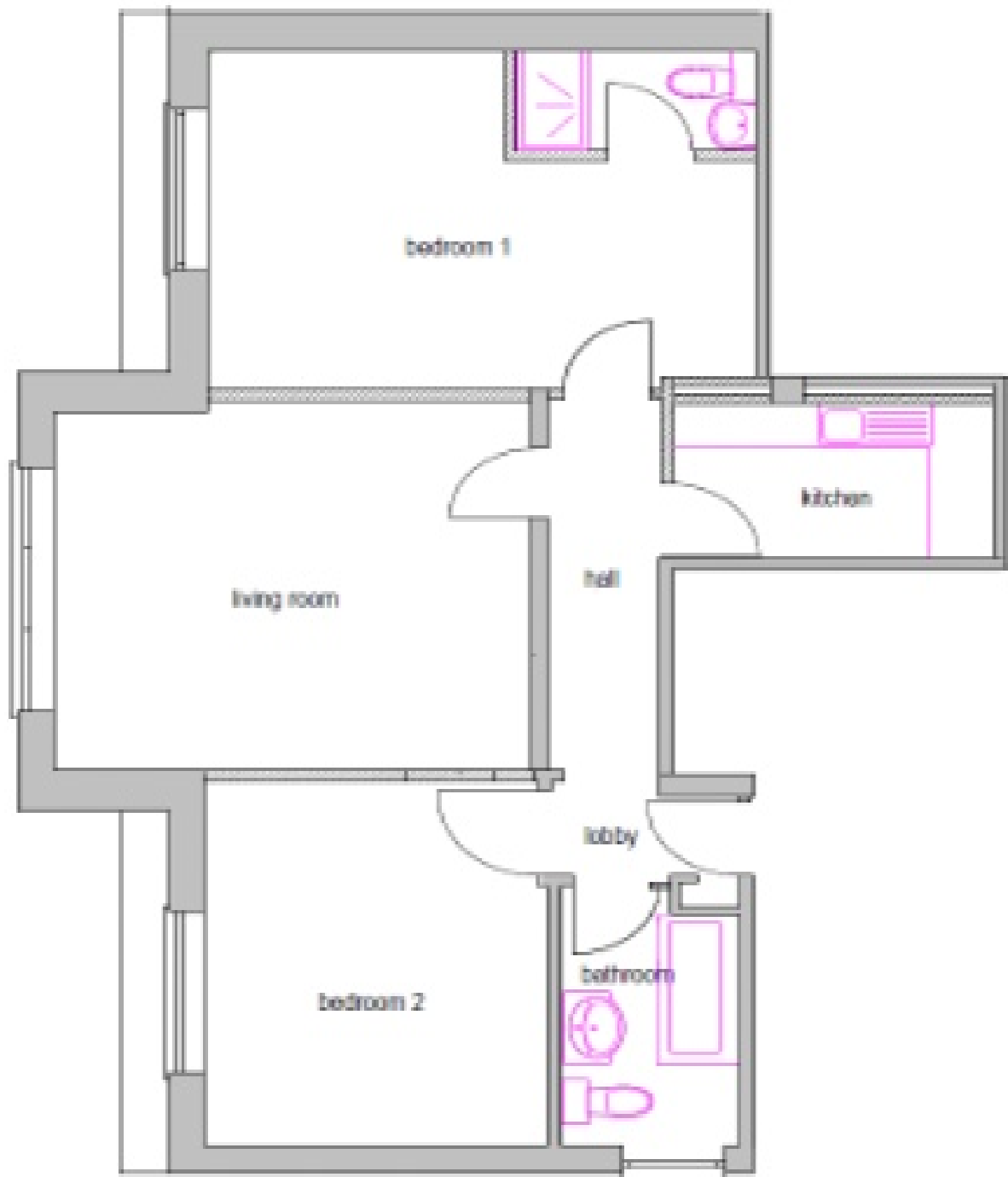
**LOCAL AUTHORITY**  
Mole Valley District Council

**COUNCIL TAX**  
Tax Band C





	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://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](http://www.propertymark.co.uk)

**propertymark**

INDEPENDENT REDRESS:

[www.theprs.co.uk](http://www.theprs.co.uk)

**PRS** Property  
Redress  
Scheme