



**1 BEDROOM TOP FLOOR FLAT  
ALLOCATED PARKING SPACE**

**VIDEO ENTRY SYSTEM**

**AVAILABLE: 29/7/24**

**OPEN PLAN LIVING ROOM/KITCHEN**

**FAMILY SHOWER ROOM**

**DOUBLE GLAZING**

**OFFERED: UNFURNISHED**

**Christies Residential are pleased to offer for rent this two year old one bedroom top floor flat with allocated parking which is situated within walking distance of Leatherhead town centre and mainline station.**

**Flat 25, Fountain House, Cleeve Road,  
Leatherhead, Surrey, KT22 7LX**

**£1,250 PCM**

Communal Entrance - Via Video Entry System  
With letter boxes and stairs to upper floors.

#### Entrance Hall

Via own wood door. Wood flooring. Video entry phone. Open to:

#### Open Plan Living Room/Fitted Kitchen

16.1" X 14.9" (4.91m X 4.54m)

(Measured to widest point) Double glazed windows with fitted blinds. Velux window. Wood flooring.

Electric heater. Kitchen area - Fitted wall & base units with inset stainless steel sink. Built in 'Bosch electric cooker & hob with extractor over. Integral fridge/freezer and washer/dryer.



#### Bedroom

12.7" X 8.1" (3.87m X 2.47m)

Velux window. Electric heater. Carpeted.

#### Family Shower Room

Matching suite comprising: walk in shower cubicle, vanity unit with wash hand basin & low level WC, Heated towel rail.

Part tiled walls with fitted mirror. Matching tiled floor.



#### Allocated Parking Space

Number 2

#### LOCAL AUTHORITY

Mole Valley District Council

#### COUNCIL TAX

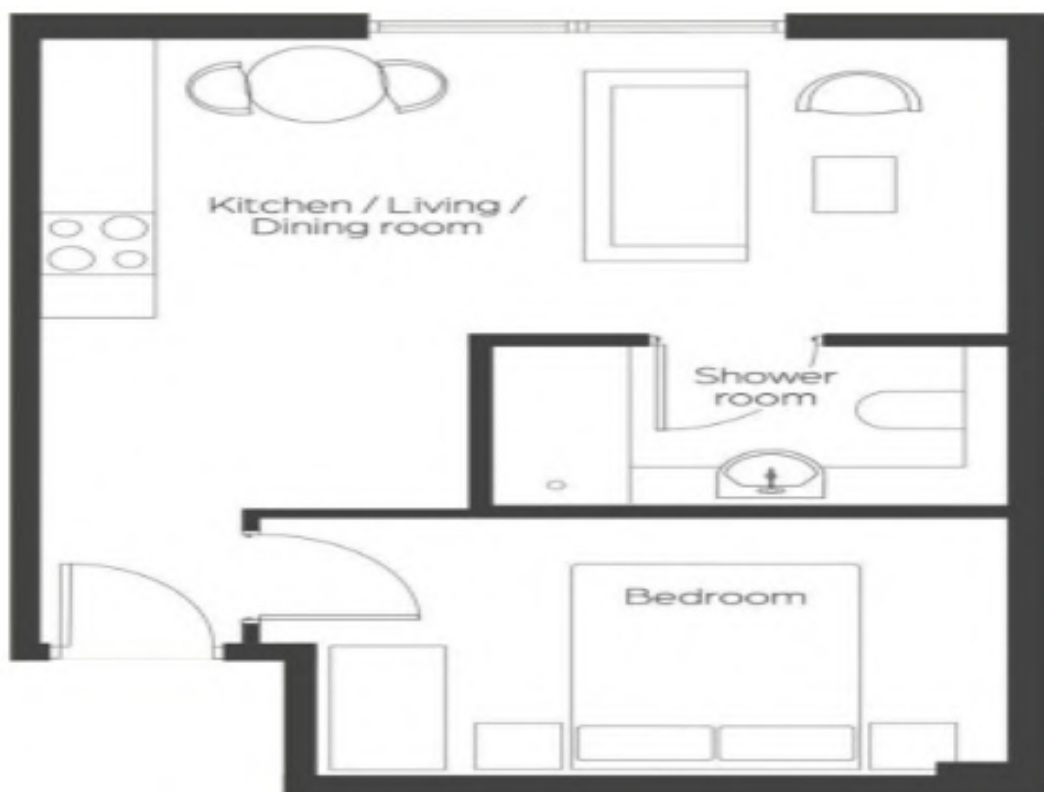
Tax Band B







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



#### 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)

<b>Holding Deposit (per tenancy)</b>	<b>One week's rent.</b> 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).
<b>Security Deposit (per tenancy. Rent under £50,000 per year)</b>	<b>Five weeks' rent.</b> This covers damagers or defaults on the part of the tenant during the tenancy.
<b>Security Deposit (per tenancy. Rent of £50,000 or over per year)</b>	<b>Six weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Unpaid Rent</b>	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.
<b>Lost Key(s) or other Security Device(s)</b>	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).
<b>Variation of Contract (Tenant's Request)</b>	<b>£50 (inc.VAT) per agreed variation.</b> To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
<b>Change of Sharer (Tenant's Request)</b>	<b>£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.</b> 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.
<b>Early Termination (Tenant's Request)</b>	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)

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INDEPENDENT REDRESS:

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

**PRS** Property  
Redress  
Scheme