



**2 BEDROOM TOP FLOOR FLAT**

**BALCONY WITH VIEWS**

**2 BATH/SHOWER ROOMS**

**AVAILABLE: 01-09-24**

**LIFT SERVICE**

**OPEN PLAN LOUNGE/KITCHEN**

**RESERVED PARKING BAY**

**OFFERD: UNFURNISHED**

**Christies Residential are pleased to offer for let this well presented 2 bedroom 2 bath/shower room 3rd/top floor flat with balcony offering views across the surrounding countryside located within easy access of Leatherhead town centre and mainline station.**

**Sheridan House, Highbury Drive,  
Leatherhead, Surrey, KT22 7UN**

**£1,450 PCM**

### Communal Entrance

With coded security doors at both the front and back of the block. Lift and stairs to upper floors.

### Entrance Hall

Via own wood front door. Airing cupboard with gas central heating boiler. Cupboard housing hot water tank.

### Lounge

15' X 12.4" (4.57m X 3.78m)

(Measured to widest point.) Open to fitted kitchen. Double glazed patio doors to balcony.

### Balcony

Glass sides with views over Surrey Hills. Decked floor.



### Fitted Kitchen

10.1' X 8.2" (3.08m X 2.5m)

Range of fitted wall & base units with inset 1 & 1/2 stainless steel sink unit. Built in electric oven and 4 ring electric hob with stainless steel splash back and extractor hood over. Integrated fridge/freezer, dishwasher and washer/dryer. part tiled walls.



### Bedroom 1

18.3' X 8.8" (5.58m X 2.68m)

(Measured including dressing area ) Double glazed window with lovely views.

### Walk In Dressing Room

Double fitted wardrobes to both sides.

### En-Suite Shower Room

Matching white suite comprising: double shower cubicle with power shower, wash hand basin and low level WC. Part tiled walls with inset mirror and shelf. Shaver point. Extractor.



### Bedroom 2

13.1' X 8.8" (3.99m X 2.68m)

(Measured to longest point) Double glazed window with lovely views .

### Family Bathroom

Matching white suite comprising: panel enclosed bath with wall mounted mixer tap and screen, wash hand basin and low level WC. Part tiled walls with inset mirror and shelf. Shaver point. Extractor.

### Allocated Parking Bay

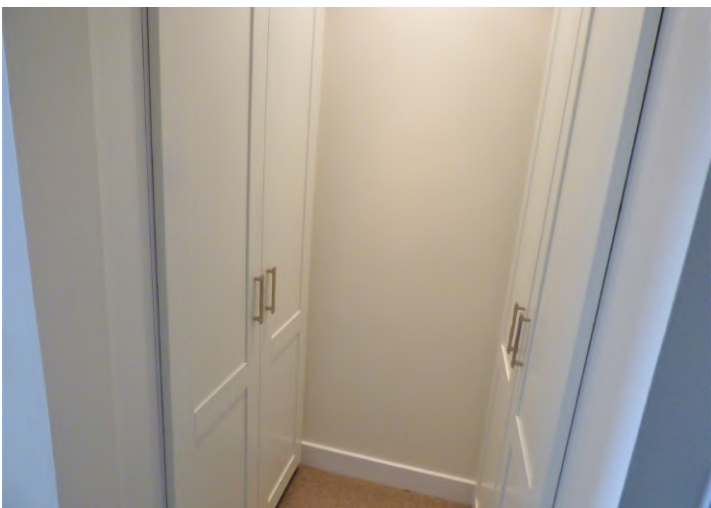
Number 89 (In far right corner)

### LOCAL AUTHORITY

Mole Valley District Council

### COUNCIL TAX

Tax Band D





	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	83
(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		

## Third Floor Flat

Approx. 668.4 sq. feet



Total area: approx. 668.4 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

### 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 charged 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:

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INDEPENDENT REDRESS:

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**PRS** Property  
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