



GROUND FLOOR STUDIO FLAT
STUDIO/BEDROOM/FITTED KITCHEN

FAMILY SHOWER ROOM
ELECTRIC HEATING

AVAILABLE: IMMEDIATELY

OFFERED: UNFURNISHED

Christies Residential are pleased to offer for let this modern ground floor studio flat which is situated in the centre of Leatherhead within walking distance of the mainline station. NB THIS FLAT DOES NOT COME WITH A PARKING SPACE.

**1B Surrey Court, Church Road,
Leatherhead, Surrey, KT22 8AD**

£850 PCM

Communal Entrance Via Security Entry

Entrance Hall

6.5" X 5.4" (1.98m X 1.65m)

Via own front door. Wood flooring. Electric heater.
Security entry phone. Door to;

Shower Room

Matching suite comprising: walk in shower cubicle,
vanity unit with inset wash hand basin & low level WC.
Heated towel rail. Extractor. Tiled walls with inset
shaver point and mirror with light above. Tile effect
flooring.

Open Plan Bedroom/Living Room/Fitted Kitchen

15.6" X 11.6" (4.75m X 3.54m)

Double glazed windows with fitted blinds. Wood
flooring. Dimmer switches. Fitted wardrobes and built
in shelved cabinets with TV point to the length of one
wall. Two electric heaters. Fitted kitchen with range of
modern wall & base units with inset stainless steel
sink. Built in electric oven/grill and induction hob with
extractor over. Integrated dishwasher and washing
machine. Freestanding fridge/freezer. Cupboard
housing wall mounted electric boiler.

HEATING

Electric

LOCAL AUTHORITY

Mole Valley District Council

COUNCIL TAX

Tax Band B

NB THERE IS NO PARKING WITH THIS FLAT



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Ground Floor Flat

Approx. 244.2 sq. feet



Total area: approx. 244.2 sq. feet

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 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 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).
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-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.

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INDEPENDENT REDRESS:

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PRS Property
Redress
Scheme