



**2 YEAR OLD 4 BED DETACHED**

**27' x 20' RECEPTION/KITCHEN**

**PET FRIENDLY**

**AVAILABLE: 1/11/24**

**2 BATH/SHOWER ROOMS**

**CLOAKROOM & UTILITY ROOM**

**OWN DRIVE FOR SEVERAL CARS**

**OFFERED: UNFURNISHED**

**Christies Residential are pleased to offer for let this two year old 4 bedroom 2 bath/shower room (163 Sq M) detached house situated within walking distance of Ashted town centre.**

**Bromberg Epsom Road, Ashted,  
Surrey, KT21 1JX**

**£3,595 PCM**



CCTV System & Internet set up in all rooms

Gas Central Heating Via Radiators  
With two zone heating controls

Entrance Hall  
Via double glazed door. Two storage cupboards. Grey wood effect flooring.

Cloakroom  
Double glazed window with blind. Matching wash hand basin & low level WC. Heated towel rail. Part tiled walls with fitted mirror. Grey wood effect flooring.

Lounge  
16.2" X 9.6" (4.94m X 2.93m)  
Double glazed window to front aspect with fitted blind. Carpeted.

Open Plan Reception/Dining Room/Fitted Kitchen  
27.5" X 20.5" (8.38m X 6.25m)  
(Measured to widest points) Double glazed Bi-Folding doors overlooking rear garden. Modern Kitchen with extensive range of modern wall & base units and granite worksurfaces. Matching centre island with inset sink unit and instant hot water cooker tap. Built in electric oven, microwave & electric hob with cooker hood above. Integrated 50/50 fridge freezer & dishwasher. Grey wood effect flooring. Door to:

Utility Room  
9.4" X 5.3" (2.87m X 1.62m)  
Double glazed window. Fitted units with freestanding washing machine & tumble dryer below.  
Cupboard housing Worcester Bosch boiler. Grey wood effect flooring.

First Floor Landing  
Via glass balustrades with Oak hand rails. Storage cupboard. Carpeted.

Bedroom 1  
18.5" X 9.5" (5.64m X 2.9m)  
Two double glazed windows overlooking rear garden with fitted blinds. Carpeted. Door to:

En-Suite Shower Room  
9.6" X 9.6" (2.93m X 2.93m)  
Double glazed Velux window with fitted blinds. Matching white suite comprising: double walk in shower cubicle, wash hand basin & low level WC. Heated towel rail. Part tiled walls with fitted mirror. Tiled floor

Bedroom 2  
14.2" X 9.9" (4.33m X 3.02m)  
Double glazed Velux window with fitted blinds. Carpeted.

Bedroom 3  
13.8" X 8.5" (4.21m X 2.59m)  
Double glazed window with fitted blinds. Carpeted.

Bedroom 4  
12.8" X 9.8" (3.9m X 2.99m)  
Double glazed Velux window & standard window with fitted blinds. Carpeted.

Family Bathroom  
9.1" X 5.7" (2.77m X 1.74m)  
Frosted double glazed window. Matching white suite comprising: panel enclosed bath with hand shower, inset wash hand basin & low level WC. Heated towel rail. Part tiled walls. Tiled floor

Front Garden  
Laid lawn with picket fencing.

Own Driveway  
Via wooden gate with off street parking for several cars.



Rear Garden  
 Patio area. Laid to lawn with wood panel fencing. Timber shed.

LOCAL AUTHORITY  
 Mole Valley District Council

COUNCIL TAX  
 Tax Band G

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	90	90
(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		







## Epsom Road, Ashted, KT21

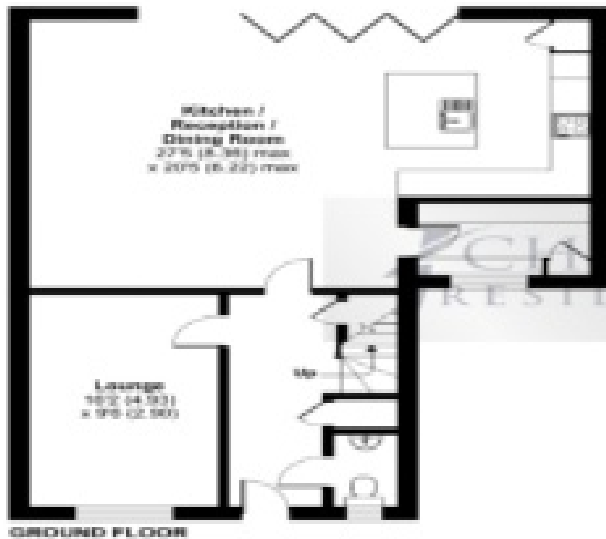
Approximate Area = 1594 sq ft / 146.1 sq m

Limited Use Area(s) = 97 sq ft / 9 sq m

Total = 1691 sq ft / 157.1 sq m

For identification only - not to scale

Denotes restricted  
head height



This floor plan produced in accordance with BS8536 Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (November 2022). Produced for Christie's Residential. REF: 888882

### 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.



Christies Residential Ltd  
1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY  
sales@christiesmail.co.uk lettings@christiesmail.co.uk

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

**01372 362555**



# 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)

**propertymark**

INDEPENDENT REDRESS:

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

**PRS** Property  
Redress  
Scheme