



**Christies Residential are pleased to offer for let this modern 2 bedroom top floor balcony flat situated in a gated development within walking distance of Carshalton Ponds and Carshalton railway station. The flat benefits from:**

**2 BEDROOM TOP FLOOR FLAT  
OPEN PLAN LIVING/KITCHEN  
RESERVED PARKING – 1 CAR  
SECURITY ENTRY, DOUBLE GLAZING  
GAS CENTRAL HEATING  
PRIVATE BALCONY  
AVAILABLE: 30<sup>TH</sup> APRIL 2025  
OFFERED: UNFURNISHED**

Security Entry

Gas Central Heating Via Radiators

Entrance Hall

Via own front door. Carpet. Security entry phone.

Open Plan Living Room/Fitted Kitchen

23' 11" X 14' 11" (7.31m X 4.57m)  
Double glazed window. Range of modern fitted wall & base units with inset stainless steel sink. Built in electric oven & ceramic hob with extractor over. Integrated washer/dryer. Freestanding fridge/freezer. Double glazed doors to:

Private Balcony

Tiled floor. Railings.

Bedroom 1

12' 0" X 11' 5" (3.68m X 3.48m)  
Double glazed window. Carpet.

Bedroom 2

9' 4" X 8' 8" (2.87m X 2.66m)  
Double glazed window. Carpet.

Family Shower Room

8' 8" X 5' 10" (2.66m X 1.78m)  
Obscure double glazed window. Modern white suite comprising: walk in shower, vanity unit with inset wash hand basin & low level WC. Heated towel rail. Vinyl floor. extractor fan.

OUTSIDE

Reserved Parking Space

For one car via gates.

COUNCIL TAX

Sutton Council - Tax Band 'B'

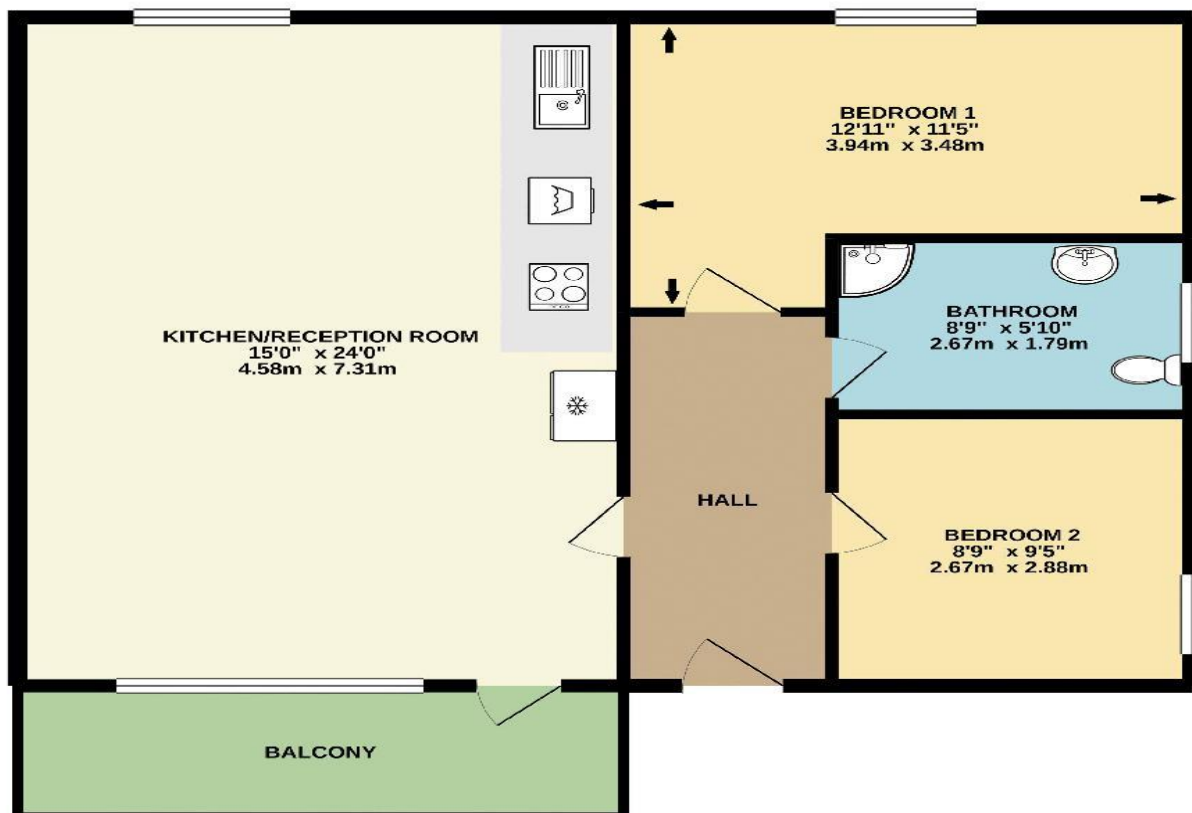


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





**2ND FLOOR (TOP)**  
642 sq.ft. (59.6 sq.m.) approx.

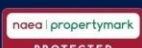


TOTAL FLOOR AREA : 642 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**IMPORTANT NOTES - PLEASE READ** These particulars are for guidance only and do not constitute part of an offer or contract. 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 the purpose and the mention of any appliances and services within these details does not imply that they are in full and efficient working order. Please ask for clarification on any point that may concern you and check the availability of this property before travelling any distance to view and please advise us if you cannot make an appointment or if you are now suited or if your requirements have altered in any way. Council Tax and utility accounts will be the responsibility of the tenant, unless stated otherwise including: water/sewerage, gas, electric, telephone, broadband, television licence, installation of cable/satellite (if permitted and applicable) and any subscription to cable/satellite provider.



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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 calendar 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 damages 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 than 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 any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(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 their contract early, they shall be liable to the landlord's costs in re-letting 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)

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Redress**