

Fairlands House, North Street, Carshalton, SM5 2HU



Rental: £1,550 PCM

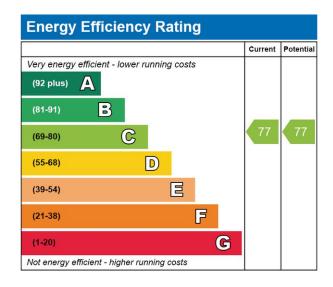




Christies Residential are pleased to offer for let this modern 2 bedroom top floor balcony flat situated in a gated development within walking distance of Carshalton Ponds and Carshalton railway station.

- 2 BEDROOM TOP FLOOR FLAT WI
- OPEN PLAN LIVING/KITCHEN
- RESERVED PARKING 1 CAR
- SECURITY ENTRY, DOUBLE GLAZING, GAS CENTRAL HEATING
- PRIVATE BALCONY
- AVAILABLE: IMMEDIATELY
- 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 7.31 m x 4.57 m

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 3.68 m x 3.48 m Double glazed window. Carpet. Bedroom 2 2.87 m x 2.66 m Double glazed window. Carpet. Family Shower Room 2.66 m x 1.78 m

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.

# **Reserved Parking Space**

For one car via gates

Council: Sutton Band: B

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



TOTAL FLOOR AREA: 642 splf. (59.6 splf), approx. White every alter base bern rade to ever the society of the florgish councempt we resourcements of done, weddens, some aid any other terms are approximate and no sepondatily as taken to any error, smission or main sutements. The pile and the filterative purposes ofly will shade the add as such ta any prospective purchase. The service, systems and appliances shown have not been tested and no guarantee and to the durate the filterative purpose citized and no guarantee and to the durate the service shown in the service shown



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·+····································	Holding Deposit (per tenancy)	<b>One week's rent.</b> This is to reserve a property. Please Note: This will be wir relevant person (including any guarantor(s)) withdraw fr fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign tenancy agreement (and / or Deed of Guarantee) within days (or other Deadline for Agreement as mutually agree	:hheld if any om the tenancy their 15 calendar d 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 tenar tenancy.	t during the
V DIEC	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 tenar tenancy.	t during the
V TIEC	Unpaid Rent	Interest at 3% above the Bank of England Base Rate fron Date until paid in order to pursue non-payment of rent. F This will not be levied until the rent is more than 14 days	n Rent Due Nease Note: in arrears.
v <sup>™</sup>	Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing any los security device(s). If the loss results in locks needing to l actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other pers requiring keys will be charged to the tenant. If extra cost incurred there will be a charge of £15 per hour (inc. VAT) taken replacing lost key(s) or other security device(s).	t key(s) or other be changed, th cons s are for the time
<b>V</b> <sup>★</sup> DEC	Variation of Contract (Tenant's Request)	<b>£50 (inc. VAT) per agreed variation.</b> To cover the costs associated with taking landlord's inst well as the preparation and execution of new legal docu	ructions as ments.
<b>V</b> <sup>★</sup> OTEC	Change of Sharer (Tenant's Request)	<b>£50 (inc. VAT) per replacement tenant or any reasona curred if higher.</b> To cover the costs associated with taking landlord's inst tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of r documents.	<b>ble costs in-</b> ructions, new new legal
¥	Early Termination (Tenant's Request)	Should the tenant wish to leave their contract early, they to the landlord's costs in re-letting the property as well a under the tenancy until the start date of the replacement tenancy. These costs will be no more than maximum amount of rent outstanding on the tenancy.	r shall be liable is all rent due the
	CLIENT MONEY PROTE www.propertymark.co.uk <b>propertyn</b>	¥	SS: