



**Christies Residential are pleased to offer to let this 2 double bedroom 2 bath/shower room first floor flat. Situated within walking distance of Leatherhead town centre and mainline railway station, with beautiful views over the River Mole the property benefits from:**

**2 DOUBLE BEDROOMS  
EN-SUITE BATHROOM, FURTHER SHOWER ROOM  
FITTED KITCHEN  
17' x 17' LOUNGE WITH DOORS ONTO PRIVATE BALCONY  
RESERVED PARKING**

**AVAILABLE: 31<sup>ST</sup> MAY 2025  
OFFERED: UNFURNISHED**

**Wallis Mews Guildford Road,  
Leatherhead, Surrey, KT22 9DQ**

**Rental: £1600 PCM**



## Gas Central Heating Via Radiators

### Communal Entrance

With stairs to upper floors.

### Security Entry

### Entrance Hall

Via own wood front door. Airing cupboard housing mega flow system.

### Living Room

17' 2" x 16' 11" (5.23m x 5.15m)

Dual aspect double glazed French doors. One with Juliet balcony. The other to private enclosed balcony.

### Private Balcony

With railings. Views over the River Mole.

### Fitted Kitchen

9' 7" x 6' 5" (2.92m x 1.95m)

Range of fitted wall & base units. Double glazed window with sink unit below. Built in electric cooker with gas hob and extractor above. Integrated washing machine, dishwasher & fridge/freezer. Cupboard housing wall mounted boiler. Wood flooring.

### Bedroom 1

14' 10" x 10' 3" (4.52m x 3.12m)

Double glazed French door with Juliet balcony. Fitted triple wardrobes. Door to:

### En-Suite Bathroom

Matching suite comprising: panel enclosed bath with wall mounted shower & screen, wash hand basin & low level WC. New lino flooring. Part tiled walls with fitted mirror, shaver point & bathroom cabinet. Extractor.

### Bedroom 2

11' 5" x 9' 11" (3.48m x 3.02m)

Double glazed window. Two sets of double fitted wardrobes.

### Family Shower Room

Cloaks cupboard. Matching suite comprising: walk in shower cubicle, wash hand basin & low level WC. New lino flooring. Part tiled walls with fitted mirror, shaver point and bathroom cabinet. Extractor.

## OUTSIDE

### Reserved Parking Bay

### Visitor Parking

### Attractive Communal Gardens

Mainly laid to lawn with flower borders and views over looking river.

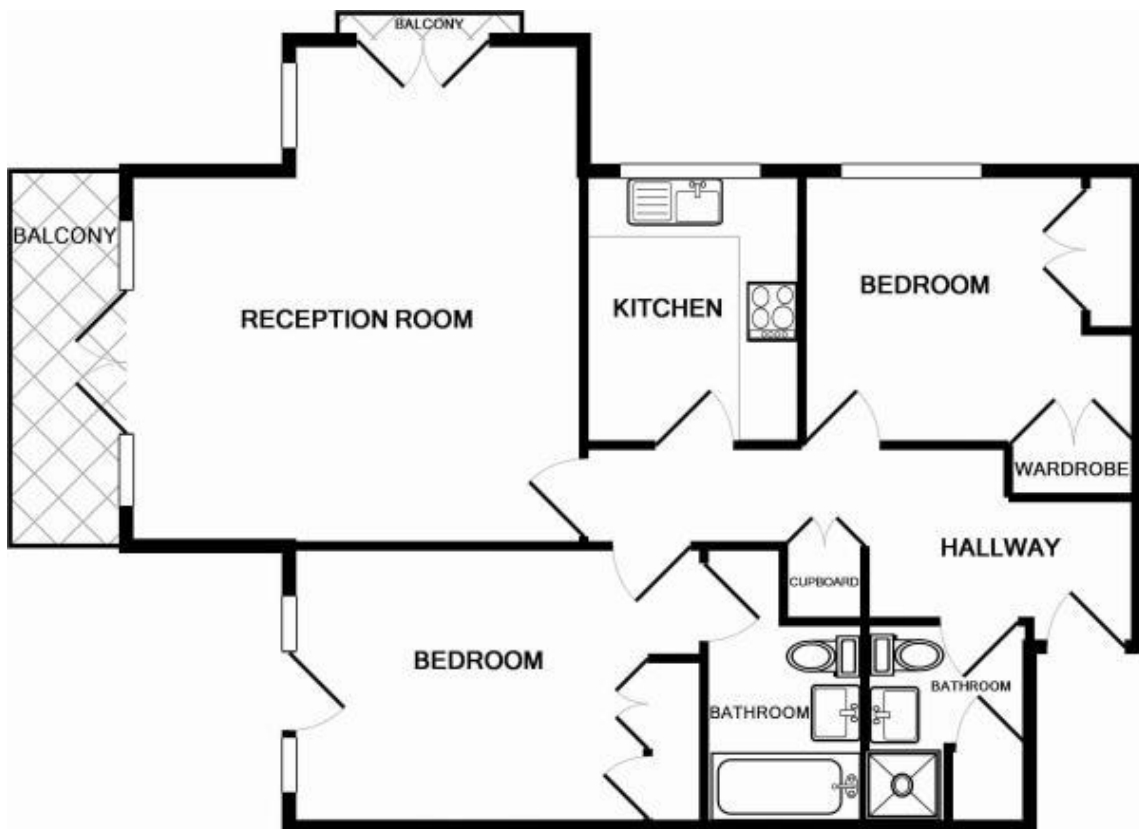
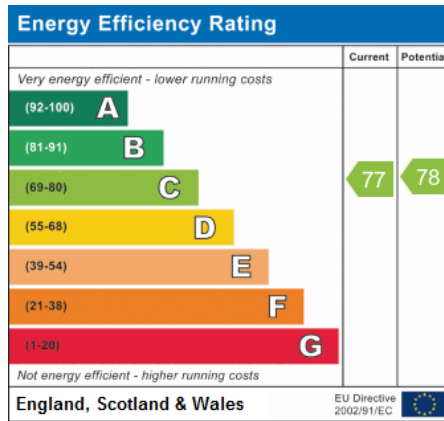
## COUNCIL TAX

Band 'F'









Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



lettings@christiesmail.co.uk  
 sales@christiesmail.co.uk

1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, Surrey, KT22 9PY

# 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)

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INDEPENDENT REDRESS:

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

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