



**Lewis Court, Highbury Drive,
Leatherhead, KT22 7US**



Rental: £1,500 PCM



Christies Residential are pleased to offer this recently redecorated & re carpeted first floor 2 bedroom 2 bath/shower room flat. Situated within walking distance of Leatherhead town centre and mainline station

- TWO BEDROOMS WITH FITTED WARDROBES
- OPEN PLAN LOUNGE/ KITCHEN
- SECURE UNDERGROUND PARKING
- 2 BATH/SHOWER ROOM
- WRAP AROUND BALCONY
- VIDEO ENTRY SYSTEM
- AVAILABLE: 02 JUNE 2025
- OFFERED: UNFURNISHED





Video Entry Phone System

Communal Entrance

With Lifts & Stairs to upper floors.

Gas Central Heating Via Radiators

Entrance Hall

Via own wood front door, storage cupboard, cupboard housing gas central heating boiler.

Living Room 4.70 m x 3.81 m

Double aspect double glazed patio doors to Balcony. Open plan to:

Wrap Around Balcony

Decked with glass sides

Fitted Kitchen 3.81 m x 2.59 m

Stainless steel sink unit with mixer tap set in range of fitted floor and wall units incorporating electric hob, extractor hood, electric oven, fridge/freezer, washing machine and dishwasher.

Bedroom 1 4.34 m x 2.61 m

Double glazed window. Range of fitted wardrobes. Door to:

En-Suite Shower Room

Matching white suite comprising: shower cubicle, wash hand basin and low level WC. Tiled walls with inset mirror.

Bedroom 2 4.34 m x 2.54 m

Double glazed window,. Double fitted wardrobe.

Family Bathroom

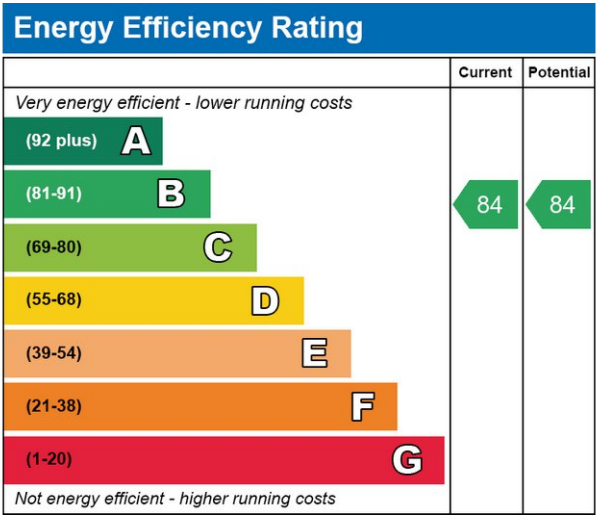
Matching white suite comprising: panel enclosed bath with mixer tap and hand shower, wash hand basin and low level WC. Part tiled walls. Inset mirror.

Secure Underground Parking

Parking space no.8 in underground car park. NB there are no visitor parking spaces available.

Communal gardens

With lockable bin store



Council: Mole Valley
Band: D



TOTAL APPROX. FLOOR AREA 685 SQ.FT. (63.7 SQ.M.)

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

Made with Metropix ©2014

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.

Christies Residential Ltd 1 Hazel Parade Leatherhead Surrey KT22 9PY
Telephone: 01372 362555 lettings@christiesmail.co.uk sales@christiesmail.co.uk
www.christiesresidential.co.uk



Tenant Fees Schedule

Assured Shorthold Tenancies (AST's)

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 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).
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-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.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

propertymark

INDEPENDENT REDRESS:

www.theprs.co.uk

**Property
Redress**