



Parry & Drewett
ESTATE AND LETTING AGENTS



Seaforth Avenue, New Malden, Surrey. KT3 6JN £1,700 pcm



✦ Available: Immediately ✦ Unfurnished ✦ Council Tax Band: D ✦ Deposit: £2,354 ✦

An attractive 3-bedroom period family home, recently redecorated with newly laid carpets and flooring. Additional office space/play room, modern kitchen/diner, white bathroom suite, southerly aspect rear garden, GCH, double glazing. Situated approximately 6 minutes walk to Motspur Park main line station.

Lounge: 4.367m (14'4 into bay) x 3.63m (11'11)

Kitchen/Dining Area: 5.30m (17'5) x 3.92m (12'10)

Conservatory: 1.42m (4'8) x 3.05m (10'0)

Bedroom 1: 4.37m (14'4 into bay) x 3.47m (11'4)

Bedroom 2: 3.91m (12'10) x 3.47m (11'4)

Bedroom 3: 2.43m (7'11) x 1.79m (5'10)

Office Space/Play Room: 4.93m (16'2) x 4.09m (13'5)

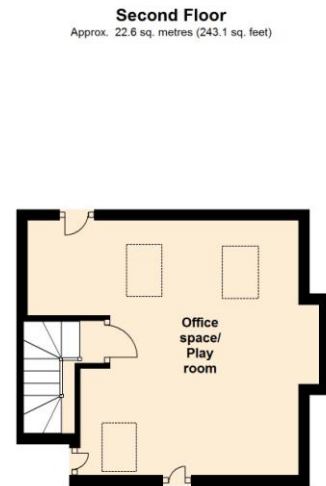
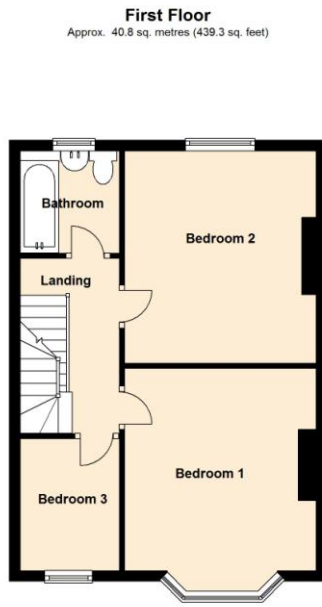
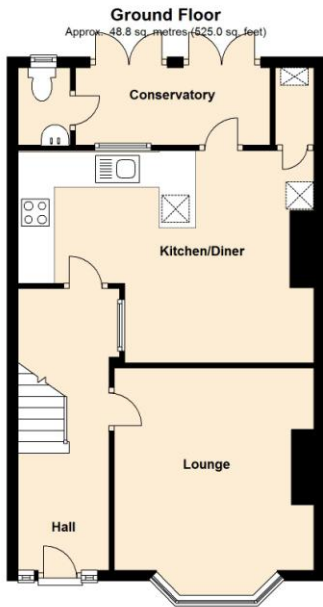
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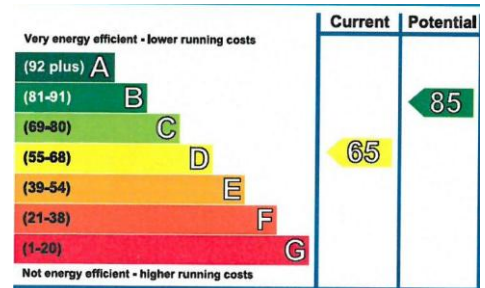
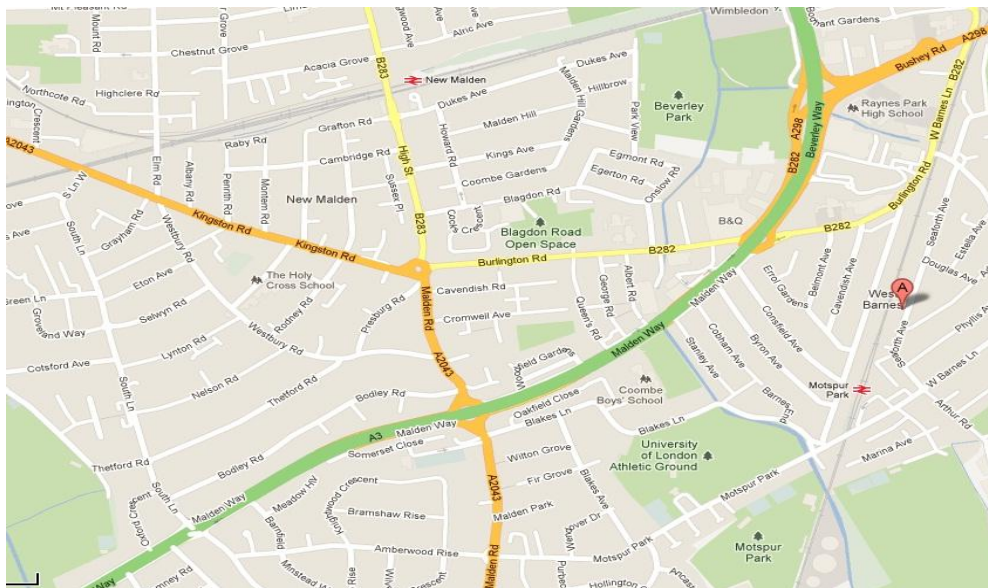
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All dimensions are approximate. Floor plans and room layouts are indicative only.

Total area: approx. 112.2 sq. metres (1207.4 sq. feet)



Inventory Check-Out Fees.

Unfurnished	Check-Out (Inc. of VAT)	Furnished	Check-Out (Inc. of VAT)
Studio	£108.00	Studio	£114.00
1-Bedroom	£114.00	1-Bedroom	£120.00
2-Bedroom	£132.00	2-Bedroom	£138.00
3-Bedroom	£156.00	3-Bedroom	£162.00
4-Bedroom	£180.00	4-Bedroom	£186.00
5-Bedroom	£204.00	5-Bedroom	£210.00

Charges apply for tenants.

- Admin charge of £150 (inclusive of VAT) per person over the age of 18 including referencing.
- Tenancy renewal or to change details on the tenancy - fee of £60 (inclusive of VAT) will apply payable by tenants.
- Late rent payment - charge of £30.00 (inclusive of VAT) on each occasion.
- If consent for pets is given by the landlord a £200 'Pet Bond' will apply. Carpets will also need to be professionally steam cleaned at the end of the tenancy at the tenant's expense.
- Inventory check-out fee (see cost breakdown).

These particulars are believed to be correct but their accuracy is not guaranteed, and they form no part of any contract. Please clarify any particular points before viewing. Opinions expressed are those of Parry & Drewett. Applicants interested in the property are advised that Parry & Drewett have not tested any apparatus, fittings or services and so cannot verify they are in working order. All statements contained in these particulars as to this property are made without responsibility on the part of Parry & Drewett or the Landlords or lessors.

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