Parry & Drewett
ESTATE AND LETTING AGENTS

CELEBRATING 50 YEARS 1969 - 2019



Tregaron Gardens, New Malden, Surrey KT3 3AF £1,100 pcm







✦ Available: Immediately ✦ Unfurnished ✦ Council Tax Band: C ✦ Deposit: £1,269 ✦

Well-presented 1-bedroom house conveniently situated a stone's throw from New Malden high street and main line station to London Waterloo. Boasting a modern kitchen and bathroom, open plan living, double glazing and resident parking for 1 vehicle.

Parry & Drewett Estate Agents 21 High Street, New Malden, Surrey KT3 4BY
Tel: 020 8949 0955 Email: rentals@parryanddrewett.com Web www.parryanddrewett.com

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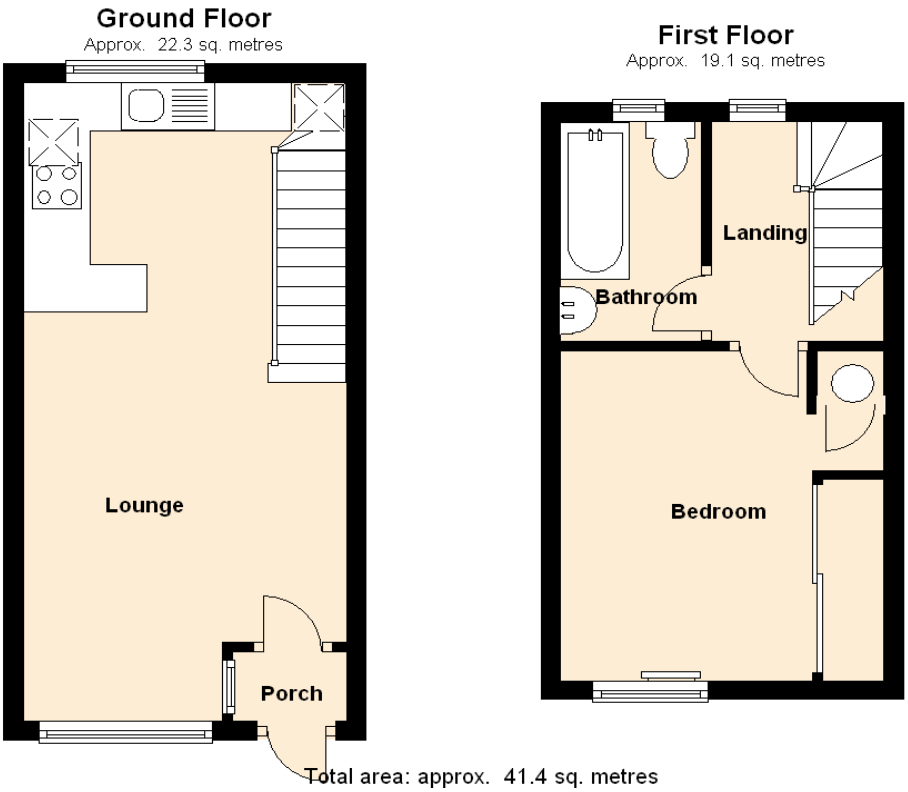

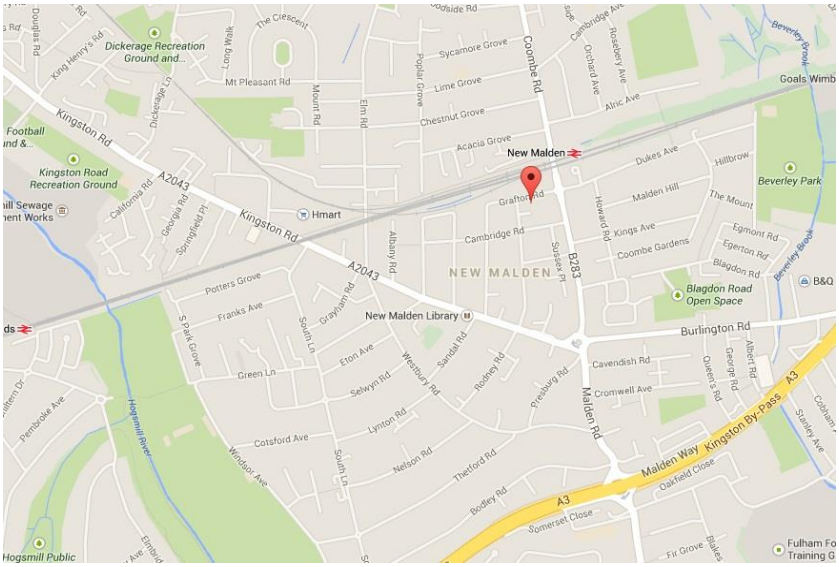

Following the Tenant Fees Act 2019 in addition to rent, we will only request from tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- A Holding deposit which will be a maximum of 1 weeks rent.
- The deposit which will be held within The Deposit Protection Service (a maximum deposit of 5 weeks rent for annual rent below £50,000 or 6 weeks rent for annual rental of £50,000 and above).
- Payment to change a tenancy agreement (capped at £50 or, any reasonable costs).
- Payment associated with early termination of a tenancy (capped at the Landlord's loss or the Agent's reasonably incurred costs).
- Utilities as detailed in the tenancy agreement (telephone, broadband, TV licence and council tax).
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate).
- Reasonable costs for replacement of lost keys or other security devices.
- Contractual damages in the event of the Tenant's default of the tenancy agreement.
- Any other permitted payment under the Tenant Fees Act 2019.

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. Applicants are advised to obtain verification first hand or from their Solicitor/Surveyor. All statements contained in these particulars as to this property are made without responsibility on the part of Parry & Drewett or the vendors or lessors.

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