



1ST FLOOR FLAT WITH LIFT

FAMILY BATHROOM

16' 2" x 12' 6" STUDIO ROOM

SECURE UNDERGROUND PARKING

SEPARATE FITTED KITCHEN

COMMUNAL GARDENS

AVAILABLE: IMMEDIATELY

OFFERED: PART FURNISHED

Christies Residential are pleased to offer for let this well presented first floor studio apartment situated in the heart of Leatherhead town centre and within walking distance of the mainline station.

**Flat 13, Royal Swan Quarter, Leatherhead,
Surrey, KT22 7JL**

£925 PCM

Communal Entrance
Via security entry system. Lift & stairs to upper floors.

Entrance Hall
Wall mounted entry phone, storage cupboard housing hot water cylinder and immersion heater, wall mounted thermostat for electric under floor heating, archway to kitchen, door to bathroom and leading to:

Studio Room
16.2" X 12.6" (4.94m X 3.84m)
Double glazed window to front aspect, door to storage cupboard.

Fitted Kitchen
9.1" X 5.1" (2.77m X 1.55m)
Range of modern wall and base units with granite work surfaces over, stainless steel sink with mixer taps, electric hob with stainless steel extractor hood over, stainless steel electric fan assisted oven, integrated washer/dryer, integrated dishwasher, integrated fridge/ freezer, integrated stainless steel microwave oven.

Family Bathroom
Panel enclosed bath with hand held shower attachment and glass shower screen, pedestal wash basin with wall mounted mirror over, low level W.C., heated towel rail, extractor fan, part tiled walls.

Underground Secure Parking
For one car

Communal Courtyard Gardens

LOCAL AUTHORITY
Mole Valley District Council

COUNCIL TAX
Tax Band B



	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



First Floor Flat

Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 33.0 sq. metres (355.6 sq. feet)

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTES - PLEASE READ

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 purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



Christies Residential Ltd
1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY
sales@christiesmail.co.uk lettings@christiesmail.co.uk

www.christiesresidential.co.uk

01372 362555

TENANT FEES SCHEDULE



NEW ASSURED SHORTHOLD TENANCIES
(ASTs) SIGNED ON OR AFTER 1 JUNE 2019

www.christiesresidential.co.uk

**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 and any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £115 per hour (inc. VAT) for the time taken replacing lost key(s) or other security devices(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 the their contract early, they shall be liable to the landlord's costs in re-lettings 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

propertymark

INDEPENDENT REDRESS:

www.theprs.co.uk

PRS Property
Redress
Scheme