Christies Residential
1 Hazel Parade, Penrose Road
Fetcham, Leatherhead
KT22 9PY
Telephone: 01372 227900
Email: lettings@christiesmail.co.uk

561 Gander Green Lane, Cheam, Sutton, SM3 9RF







Christies Residential are pleased to offer this spacious ground-floor maisonette with rear garden and off-street parking.

- **DOUBLE BEDROOM**
- **KITCHEN**
- **OWN GARDEN**
- **GAS CENTRAL HEATING**
- **AVAILABLE: 31 OCTOBER 2026**
- **LOUNGE**
- **BATHROOM**
- **OFF STREET PARKING**
- **DOUBLE GLAZING**
- **OFFERED: UNFURNISHED**

Rental: £1,400 PCM





Entrance Hall
Front door, under stairs recess with gas combination central heating boiler, cupboard housing electric meter, consumer unit, radiator.

Lounge ***14' 6" x 11' 5" (4.42m x 3.48m)***
Bay double glazed window, radiator.

Kitchen/Utility Area ***14' 5" x 6' 5" (4.39m x 1.96m)***
Double glazed windows, stainless steel sink unit, fitted range of white wall and base units, gas cooker, fridge, separate freezer, washing machine. Double glazed door to garden.

Bathroom
Double glazed window, part tiled walls, white suite comprising panelled bath with shower over and folding shower screen, pedestal hand basin, low flush wc, radiator.

Bedroom ***12' 2" x 10' 5" (3.71m x 3.17m)***
Double glazed window overlooking rear garden, radiator.

Parking Space To Rear
Parking space at the rear of the property, accessed via a gated communal driveway.

Own Rear Garden
Enclosed rear garden with side access and storage shed.

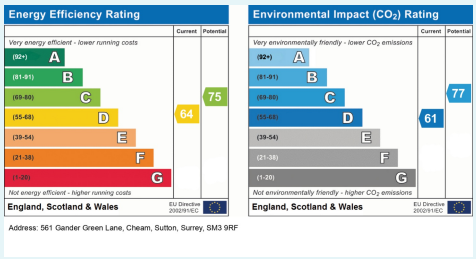
Council: **Sutton Borough Council**
Band: C











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.

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Tenant Fees Schedule

Assured Shorthold Tenancies (AST's)

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 or 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 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.