



**4 DOUBLE BEDROOMS
2 BATH/SHOWER ROOMS
19' X 16' LOUNGE/DINING ROOM**

**2 CLOAKROOMS
13' KITCHEN/BREAKFAST ROOM
OFF ST PARKING – 2 CARS**

UNFURNISHED

AVAILABLE: 19/6/2023

Christies Residential are pleased to offer for let this Immaculate 4 double bedroom 2 bath/shower room & 2 cloakroom detached town house. Built 8 years ago over 3 floors the property is situated within walking distance of Leatherhead town centre and mainline station.

**Kingston Road, Leatherhead, KT22
7SL**

Rental: £ 3,200 PCM

Gas Central Heating Via Radiators

With solar panels on the roof.

Entrance Hall

Via double glazed door. Ceramic tiled floor. Storage cupboard with circuit breakers. Airing cupboard housing wall mounted combi boiler and freestanding washing machine.

Cloakroom/WC

Obscure double glazed window. Matching wash hand basin & WC. Ceramic tiled floor.

Lounge/Dining Room

19' 3" X 16' 4" (5.87m X 4.98m)

(Measured to widest point) Double glazed bay window. Second double glazed window. Carpeted.



Fitted Kitchen/Breakfast Room

13' 7" X 10' 4" (4.14m X 3.15m)

Range of fitted wall & base units with inset stainless steel sink. Built in electric oven & gas hob with cooker hood over. Integrated fridge/freezer & dishwasher. Space for dining table & chairs. Ceramic tiled floor. Double glazed French doors to rear garden.



First Floor Landing

Via carpeted staircase. Double glazed flank window.

Bedroom 1

19' 2" X 16' 3" (5.84m X 4.95m)

(Measured to widest point) Double glazed bay window. Second double glazed window. Carpeted. Door to:

En-Suite Shower Room

Obscure double glazed window. Matching suite comprising: walk in shower cubicle, wash hand basin & low level WC. Part tiled walls. Tiled floor. Heated towel rail.

Bedroom 2

19' 2" X 13' 7" (5.84m X 4.14m)

(Measured to widest point) Two double glazed windows over looking rear garden. Door to:



En-Suite Cloakroom

Matching wash hand basin & low level WC. Ceramic tiled floor. Heated towel rail.

Second Floor Landing

Double glazed flank window. Storage/drying cupboard with radiator. Skylight. Carpeted.

Bedroom 3

13' 1" X 10' 2" (3.99m X 3.10m)

Two double glazed windows.

Bedroom 4

13' 7" X 8' 11" (4.14m X 2.72m)

Two double glazed windows over looking rear garden.

Family Bathroom

Obscure double glazed window. Matching suite comprising: panel enclosed bath with wall mounted shower & screen, wash hand basin & low level WC. Part tiled walls. Tiled floor. Heated towel rail.



Front Garden

Landscaped with pathway to front door. hedgerows offering seclusion. Side gate to rear garden.

Rear Garden

Patio area with outside tap. Stairs to lawned area with flower borders. Timber shed. Gate to:

Off Street Parking For 2 Cars

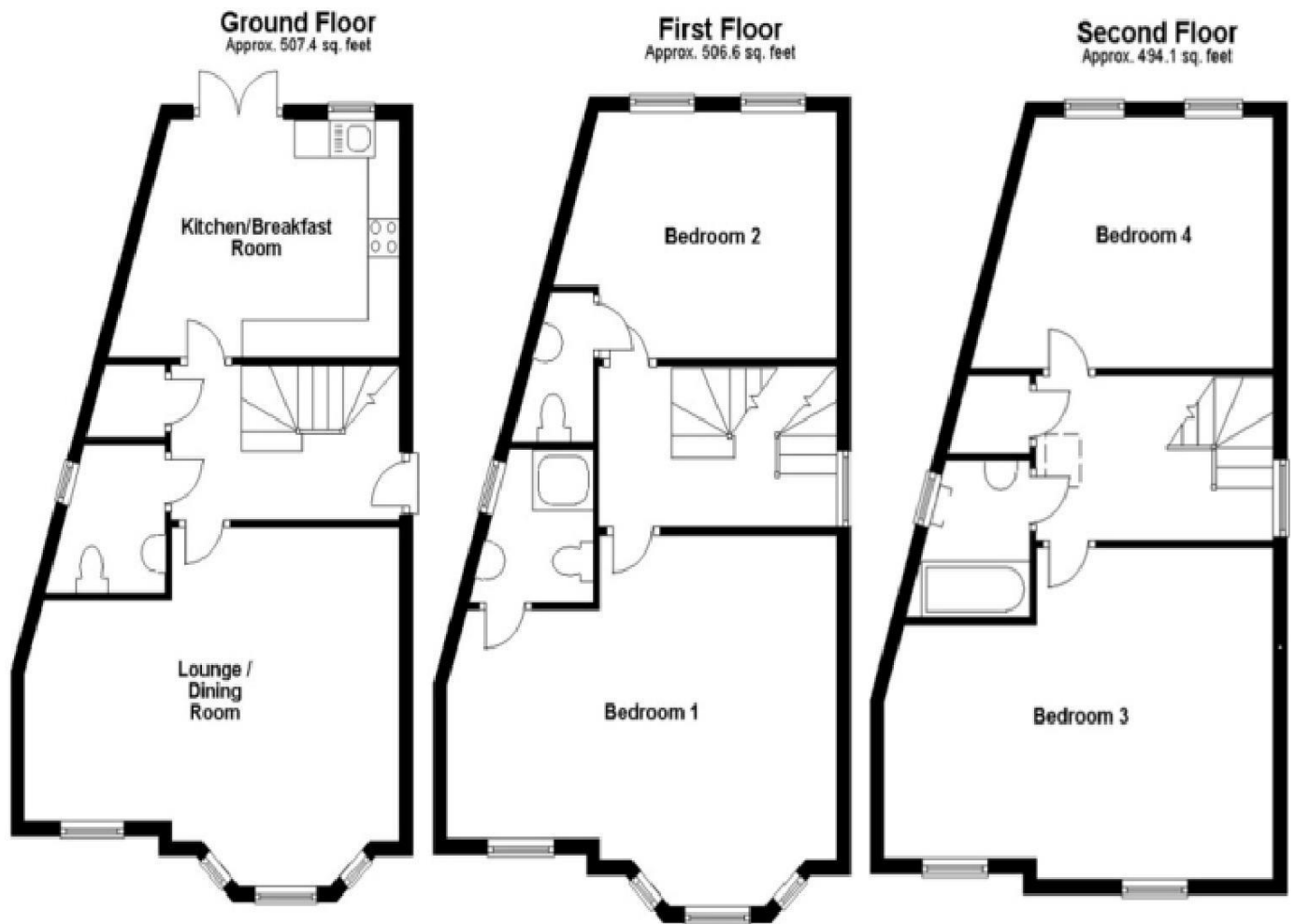
Access via rear gates in Oaks Close.

COUNCIL TAX

Tax Band 'F' Mole Valley



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	85	A	A
<p>Best energy efficient - lower running costs</p> <p>201-255 kWh/m² A</p> <p>151-200 kWh/m² B</p> <p>101-150 kWh/m² C</p> <p>51-100 kWh/m² D</p> <p>1-50 kWh/m² E</p> <p>1-50 kWh/m² F</p> <p>1-50 kWh/m² G</p> <p>Worst energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>34-45 g/m² A</p> <p>46-55 g/m² B</p> <p>56-65 g/m² C</p> <p>66-75 g/m² D</p> <p>76-85 g/m² E</p> <p>86-95 g/m² F</p> <p>96-105 g/m² G</p> <p>Worst environmentally friendly - higher CO₂ emissions</p>	
<p>England, Scotland & Wales EU Directive 2002/91/EC</p> <p>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.</p>		<p>England, Scotland & Wales EU Directive 2002/91/EC</p> <p>The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.</p>	



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.

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 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.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

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INDEPENDENT REDRESS:

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PRS Property
Redress
Scheme