



**DOUBLE BEDROOM
17' LOUNGE/DINING ROOM
OWN REAR GARDEN**

UNFURNISHED

**FAMILY BATHROOM
FITTED KITCHEN
RESERVED PARKING SPACE**

AVAILABLE IMMEDIATELY

Christies Residential are pleased to offer for let this one double bedroom ground floor maisonette. Situated within easy walking distance of Epsom town centre and mainline station.

**Delaporte Close, Epsom,
Surrey, KT17 4AU**

Rental: £ 1,150 PCM

Gas Central Heating Via Radiators

Recessed Porch

Entrance Hall

Via double glazed door.

Lounge/Dining Room

17' 1" X 11' 3" (5.23m X 3.43m)

Double glazed window.

Fitted Kitchen

12' 11" X 5' 4" (3.96m X 1.65m)

Double glazed window. Range of fitted wall & base units with inset stainless steel sink unit. Built in electric oven and 4 ring gas hob with extractor hood over. Freestanding washing machine. Storage cupboard with fridge/freezer. Laminated floor. Double glazed door to rear garden.

Inner Hall

Storage cupboard.

Double Bedroom

12' 2" X 9' 3" (3.73m X 2.84m)

Double glazed window. Double fitted wardrobes. Cupboard housing gas central heating boiler.

Family Bathroom

Matching white suite comprising: panelled bath with wall mounted shower and screen, pedestal wash hand basin and low level WC. Tiled walls with inset mirror and bathroom cabinet. Extractor fan. Tiled floor.

OUTSIDE:

Own Rear Garden

Paved with wood panel fencing and mature bushes. Rear gate to car park.

Allocated Parking Space

In car park to rear of garden. Numbered 83.

COUNCIL TAX

Band 'C'



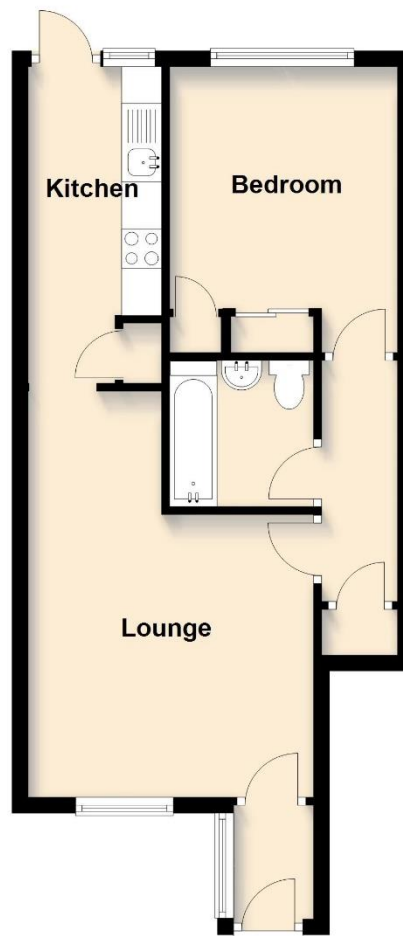
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C	75	77	C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

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.

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.



Ground Floor Flat



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



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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.

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INDEPENDENT REDRESS:

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Scheme