



**2 BEDROOM GROUND FLOOR  
PRIVATE BALCONY  
FITTED KITCHEN**

**2 BATH/SHOWER ROOMS  
GAS CENTRAL HEATING  
COVERED PARKING BAY**

**OFFERED: UNFURNISHED**

**AVAILABLE: IMMEDIATELY**

**Christies Residential are pleased to offer for let this 2 double bedroom 2 bath/shower room ground floor apartment located within walking distance of Leatherhead town centre and mainline station.**

**Sheridan House, Highbury Drive,  
Leatherhead, KT22 7UN**

**Rental: £ 1,400 PCM**

## Security Entry

### Communal Entrance

With lift and stairs to upper floors.

### Gas Central Heating Via Radiators

### Entrance Hall

L shaped. Via wood front door. Cupboard housing new gas central heating boiler. Storage cupboard. Wood flooring.

### Lounge

15' 8" X 12' 5" (4.78m X 3.78m)

Double glazed patio doors to Balcony. Display shelving. Carpeted. Open to:

### Private Balcony

With decking and Astro turf and glass sides.

### Fitted Kitchen

8' 4" X 10' 2" (2.54m X 3.10m)

Range of fitted wall & base units with inset 1 & 1/2 stainless steel sink unit. Built in electric oven & 4 ring electric hob with matching cooker hood over. Integrated fridge/freezer, dishwasher and washer/dryer. Ceramic tiled floor.

### Bedroom 1

18' 4" X 8' 8" (5.59m X 2.64m)

(Measured to longest point) Double glazed window. Dressing area with twin double fitted wardrobes. Carpeted. Door to:

### En-Suite Shower Room

Matching white suite comprising: walk in shower cubicle, wash hand basin & low level WC. Part tiled walls with fitted mirror, bathroom cabinet & shaver point. Extractor. Vinyl floor.

### Bedroom 2

14' 2" X 8' 7" (4.32m X 2.62m)

(Measured to longest point) Double glazed window. Fitted mirror front double wardrobe. carpeted.

### Family Bathroom

7' 0" X 7' 0" (2.13m X 2.13m)

Matching white suite comprising: panel enclosed bath with mixer shower, wash hand basin & low level WC, Part tiled walls with fitted bathroom cabinet & shaver point. Extractor. Wood effect flooring.

## OUTSIDE

### Covered Reserved Parking Bay

Number 58.

### COUNCIL TAX:

Band D (Mole Valley)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>	82	83
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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

**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.



Christies Residential Ltd  
6 Bridge Street, Leatherhead, Surrey, KT22 8BZ  
sales@christiesmail.co.uk lettings@christiesmail.co.uk

# TENANT FEES SCHEDULE



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

[www.christiesresidential.co.uk](http://www.christiesresidential.co.uk)

<b>Holding Deposit (per tenancy)</b>	<b>One week's rent.</b> 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).
<b>Security Deposit (per tenancy. Rent under £50,000 per year)</b>	<b>Five weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Security Deposit (per tenancy. Rent of £50,000 or over per year)</b>	<b>Six weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Unpaid Rent</b>	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.
<b>Lost Key(s) or other Security Device(s)</b>	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).
<b>Variation of Contract (Tenant's Request)</b>	<b>£50 (inc. VAT) per agreed variation.</b> To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
<b>Change of Sharer (Tenant's Request)</b>	<b>£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.</b> 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.
<b>Early Termination (Tenant's Request)</b>	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:

[www.propertymark.co.uk](http://www.propertymark.co.uk)

**propertymark**

### INDEPENDENT REDRESS:

[www.theprs.co.uk](http://www.theprs.co.uk)

**PRS** Property  
Redress  
Scheme