



**TOP FLOOR FLAT WITH RIVER VIEWS  
2 BATHROOMS  
SEPARATE FITTED KITCHEN**

**FURNISHED**

**2 DOUBLE BEDROOMS  
20' x 18' LOUNGE  
GATED ACCESS**

**AVAILABLE: 3/7/2023**

**Christies Residential are pleased to offer for let this 2 double bedroom 2 bathroom top floor flat. Situated in a sought after gated development with River Views.**

**Wallis Mews Guildford Road,  
Fetcham, Leatherhead, KT22 9DQ**

**Rental: £ 1,375 PCM**

# Electric Gates Via Security Entry System

## Communal Entrance

With stairs to upper floors

## Gas Central Heating Via Radiators

## Enclosed Porch

## Entrance Hall

Via wood door. Storage cupboard.

## Sitting/Dining Room

20' 1" X 18' 3" (6.12m X 5.56m)

Dual aspect double glazed windows. Double glazed French doors to Juliet Balcony with views over the River Mole.

## Fitted Kitchen

10' 6" X 7' 2" (3.20m X 2.18m)

Double glazed window. Range of fitted wall & base units with inset 1 & 1/2 White sink. Integrated fridge/freezer, dishwasher, microwave & new washer/dryer. Built in electric oven and gas hob with cooker hood over. Cupboard housing wall mounted central heating boiler. Wood effect flooring.

## Bedroom 1

14' 8" X 8' 11" (4.47m X 2.72m)

Dual aspect double glazed windows. Triple fitted wardrobes. Door to:

## Ensuite Bathroom

Obscure double glazed window. Extractor. Matching white suite comprising: panel enclosed bath with wall mounted shower & screen, wash hand basin & low level WC. Tiled walls with fitted mirror and shaver point. Wood effect flooring.

## Bedroom 2

10' 4" X 9' 1" (3.15m X 2.77m)

Double glazed window. Triple fitted wardrobes.

## Family Bathroom

Matching white suite comprising: panel enclosed bath with wall mounted shower & screen, wash hand basin & low level WC. Tiled walls with fitted mirror and shaver point. Extractor. Wood effect flooring.

## OUTSIDE

## Reserved Parking Bay

Number 7

## Visitor Parking Bays

## Communal Gardens

Laid to lawn with seating areas. Views over the River Mole.

## COUNCIL TAX

Tax Band 'F'



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	77		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
100-109	A	100-109	A
81-100	B	81-100	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G

Net energy efficient - higher scoring code

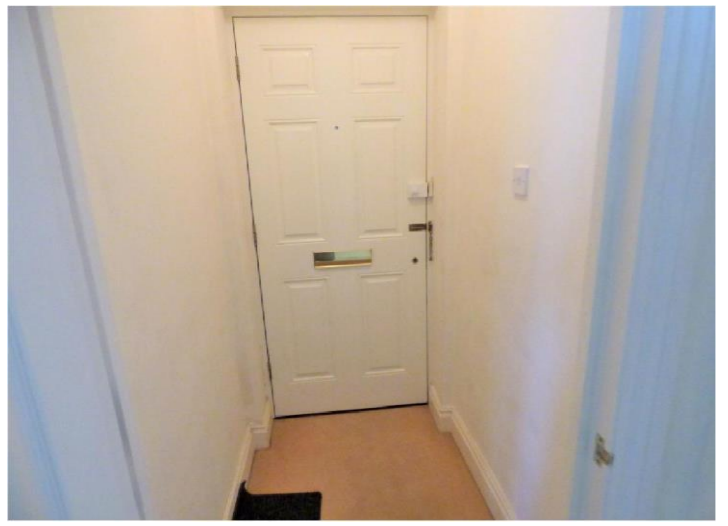
Net environmentally friendly - lower CO<sub>2</sub> emissions

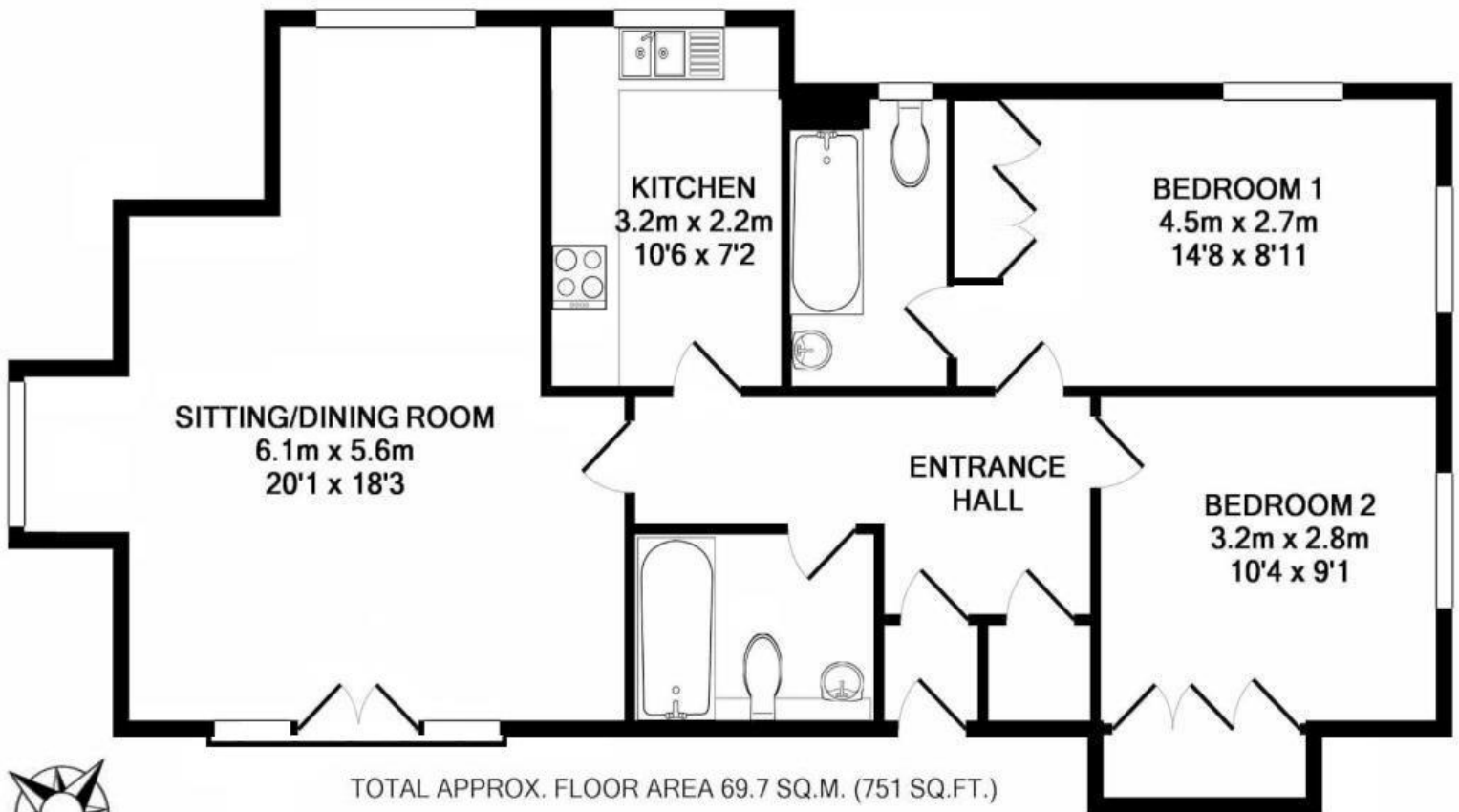
England, Scotland & Wales EU Directive 2002/91/EC

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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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.





THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**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



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

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

[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