



Christies Residential are pleased to offer for let this well presented first floor double bedroom flat. Situated in the heart of Leatherhead within walking distance of the high street, mainline station & River Mole the property benefits from:

**DOUBLE BEDROOM
15' 9" x 10' 12" LOUNGE
FITTED KITCHEN WITH APPLIANCES
FAMILY BATHROOM
SECURITY ENTRY - DOUBLE GLAZING - GAS CENTRAL HEATING
PERMIT PARKING**

OFFERED: UNFURNISHED

AVAILABLE: 4TH SEPTMEBER 2023

**Burleigh Court Belmont Road,
Leatherhead, Surrey, KT22 7LN**

Rental: £1100 PCM

Security Entry

Gas Central Heating Via Radiators

Entrance Hall

Via own wood door. Security entry phone. Wood effect laminate flooring. Airing cupboard with immersion heater.

Lounge

15' 8" X 10' 11" (4.80m X 3.35m)

Double glazed window. Leaded lights with dimmer switch. Carpet and curtains.

Fitted Kitchen

10' 4" X 7' 3" (3.15m X 2.23m)

Range of modern fitted wall & base units with inset sink and breakfast bar. Built in electric cooker and gas hob with extractor over. Freestanding fridge, washing machine, tumble dryer and microwave. Wall mounted central heating boiler. Wood effect laminate flooring. Part tiled walls.

Double Bedroom

14' 1" X 9' 4" (4.31m X 2.87m)

Double glazed window. Mirror fronted fitted wardrobes. Carpet & curtains.

Family Bathroom

Matching white suite comprising: panel enclosed bath with wall mounted shower & screen, vanity unit with inset wash hand basin & low level WC. Extractor. Vinyl flooring.

OUTSIDE

Permit Parking

Communal Gardens

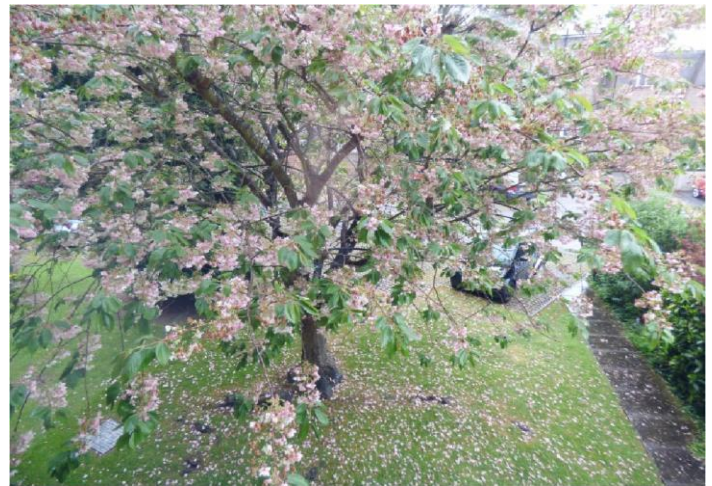
COUNCIL TAX

Tax Band 'C'





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating		
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions	
102-100	A		102-100	A
84-101	B		84-101	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
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			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 (CO ₂) emissions. The higher the rating the less impact it has on the environment.	



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 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 supplier.



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

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

propertymark

INDEPENDENT REDRESS:

www.theprs.co.uk

PRS Property
Redress
Scheme