



Christies Residential are pleased to offer for let this 2 double bedroom 2 bath/shower room luxury ground floor flat with attractive high ceilings. Situated in a highly sought after location within walking distance of Leatherhead town centre and mainline station, the property benefits from:

**2 DOUBLE BEDROOMS
FAMILY BATHROOM & EN-SUITE SHOWER ROOM
17' 6" x 16' 4" SITTING ROOM
FITTED KITCHEN
RESERVED & VISITOR PARKING BAYS
ATTRACTIVE COMMUNAL GARDENS**

**OFFERED: UNFURNISHED
AVAILABLE: 6 MAY 2025**

**Lavender Close, South Leatherhead,
Surrey, KT22 8LE**

Rental: £ 1575 PCM

Communal Entrance Via Security Entry

With stairs & lifts to upper floors

Gas Central Heating Via Radiators

Entrance Hall

Via Two storage cupboards.

Bedroom 1

13' 3" X 9' 11" (4.04m X 3.02m)

Double glazed window. Carpeted. Fitted wardrobes. door to:

En-Suite Shower Room

Matching suite comprising: walk in double shower cubicle, wash hand basin & low level WC. Heated towel rail. Tiled walls with inset mirror. Extractor.

Bedroom 2

13' 0" X 9' 2" (3.96m X 2.79m)

Measured to widest/longest points. Carpeted. Double glazed window.

Family Bathroom

Matching suite comprising: panel enclosed bath with wall mounted shower & screen over, wash hand basin & low level WC. Heated towel rail. part tiled walls with inset shaver point & mirror. Extractor.

Sitting/Dining Room

17' 6" X 16' 4" (5.33m X 4.98m)

Two double glazed windows. Wood flooring. Open to:

Fitted Kitchen

9' 9" X 5' 2" (2.97m X 1.57m)

Double glazed window. Range of fitted wall & base units. Built in oven & hob with extractor over. Integrated fridge/freezer & dishwasher. freestanding washing machine. Wood flooring. Cupboard housing wall mounted boiler.

OUTSIDE

Reserved Parking Bay

Number 4

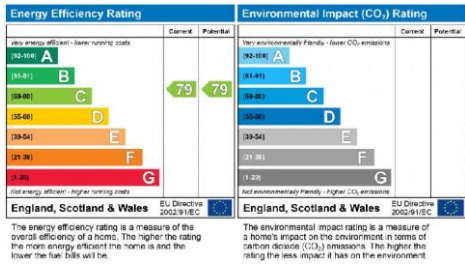
Visitor Parking Bays

Attractive Communal Gardens

COUNCIL TAX

Tax Band 'E'

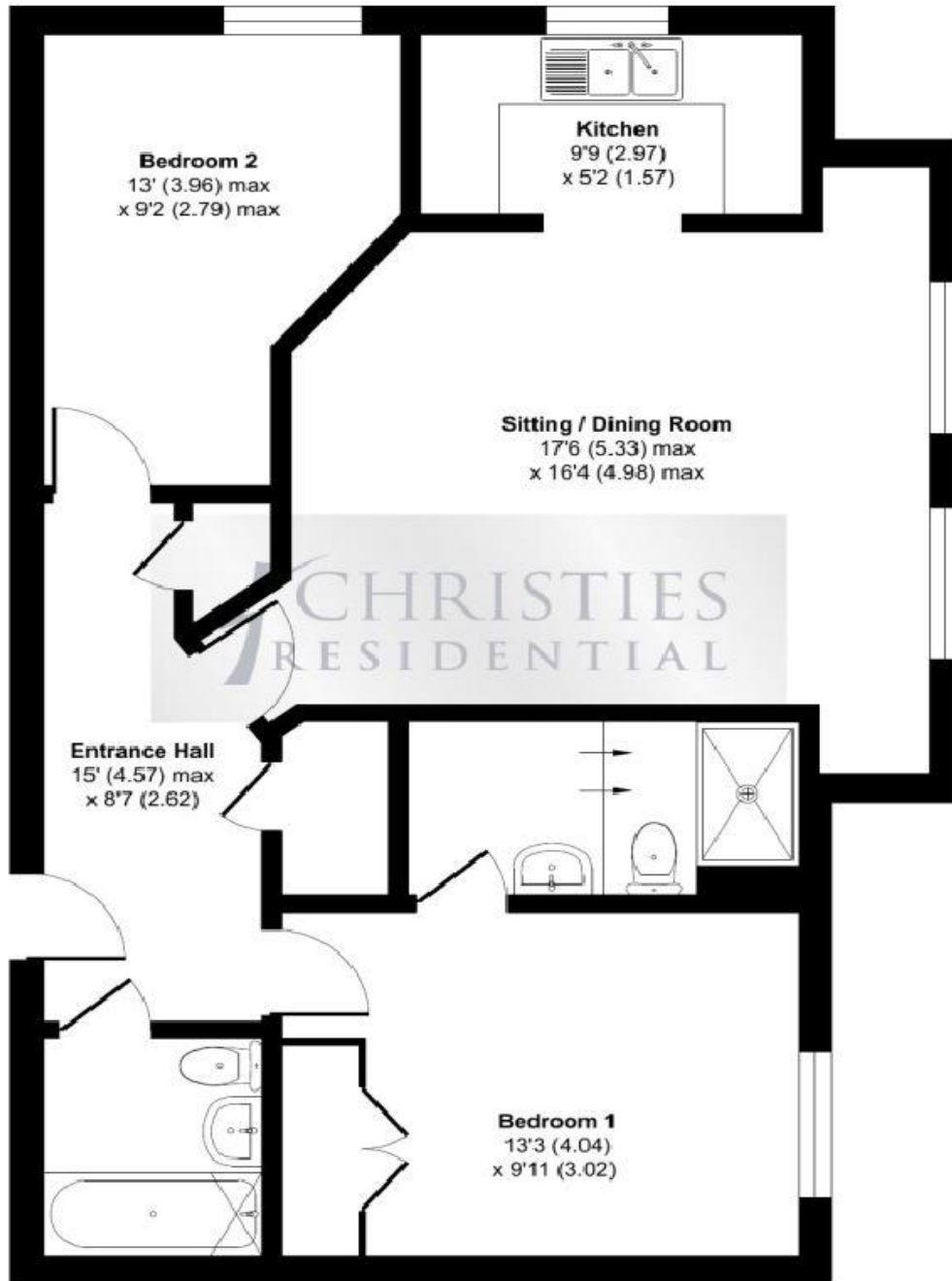




Lavender Close, Leatherhead, KT22

Approximate Area = 740 sq ft / 69 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecomm 2022. Produced for Christies Residential. REF: 816541

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

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:

www.theprs.co.uk

**Property
Redress**