



Christies Residential are pleased to offer for let this well presented second floor double bedroom apartment. Situated in the heart of the town centre and within walking distance of Leatherhead mainline railway station the property benefits from:

**DOUBLE BEDROOM WITH FITTED WARDROBE
26' X 12' OPEN PLAN LOUNGE / LUXURY FITTED KITCHEN
LUXURY SHOWER ROOM
ELECTRIC CENTRAL HEATING
DOUBLE GLAZING, SECURITY ENTRY
TOWN CENTRE LOCATION**

**OFFERED: UNFURNISHED
AVAILABLE: 19TH APRIL 2025**

**Northbank House, Bridge Street,
Leatherhead, Surrey, KT22 8BL**

Rental: £1075 PCM

ENTRANCE HALL:

Front door, cupboard housing electric central heating boiler, cupboard housing washer/dryer, radiator, entryphone.

OPEN PLAN LOUNGE

26' 3" x 12' 9" (7.99m x 3.88m) *Including Kitchen*

Double glazed windows, radiator, wooden flooring, open plan to:

FITTED KITCHEN:

Stainless steel sink unit with mixer tap set in range of fitted floor and wall units incorporating electric hob, extractor hood, electric oven, fridge/freezer, dishwasher and microwave.

DOUBLE BEDROOM:

17' 0" x 9' 0" (5.18m x 2.74m) *at widest point*

Double room, double glazed window, double fitted wardrobe, wooden flooring, radiator.

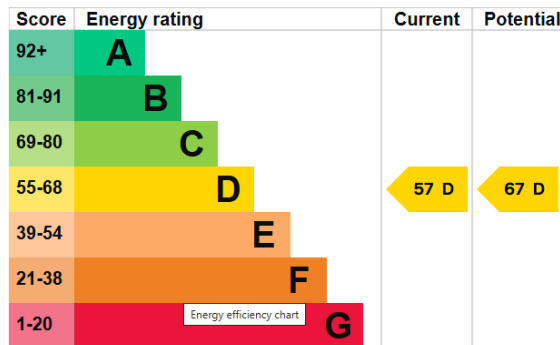
SHOWER ROOM:

White suite comprising large shower cubicle, pedestal hand basin with mixer tap, wc low flush suite, linen cupboard, heated towel rail.

COUNCIL TAX:

Band B





The graph shows this property's current and potential energy rating.

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.

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INDEPENDENT REDRESS:
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Redress**