



Christies Residential are pleased to offer for let this spacious one double bedroom ground floor flat situated in the heart of Leatherhead centre within walking distance of both the river and mainline railway station. The property benefits from:

**1 DOUBLE BED FLAT WITH SHOWER ROOM
21' X 15' OPEN PLAN LOUNGE/FITTED KITCHEN
VIDEO ENTRY SYSTEM, LARGE PARKING BAY
OFFERED: UNFURNISHED
AVAILABLE: 1ST MAY 2025**

Bridge Street, Leatherhead, KT22 8BZ

Rental: £1200 PCM

VIDEO ENTRY PHONE SYSTEM

Communal Lobby

Via part glazed door. Tiled flooring. Stairs to upper floors, with fire exit on floor one.

Gas Central Heating Via Radiators

LED Down Lighting

Concrete Floors

Entrance Hall

Via own wood front Door. Solid wood flooring. Walk in carpeted storage cupboard. Video entry phone.

Open Plan Living Room & Fitted Kitchen

21' 4" x 15' 4" (6.50m x 4.67m)

Double glazed window with fitted blind. Solid wood flooring. Range modern fitted wall & base units with inset stainless steel sink. Built in electric oven, ceramic hob, with matching splash back & cooker hood. Integrated dishwasher. Freestanding fridge/freezer. Cupboard housing central heating boiler. Alcove with washer/dryer.

Double Bedroom

10' 9" x 12' 8" (3.27m x 3.86m) *At widest point*

Double glazed window with fitted blind.

Shower Room

Matching suite comprising: walk in shower cubicle,, vanity unit with inset wash hand basin & low level WC. Heated towel rail. Matching tiled wiled walls & flooring. Extractor. Fitted mirror with light & shaver point.

LARGE RESERVED PARKING BAY

For one large or two small cars to rear of the flat.

COUNCIL TAX

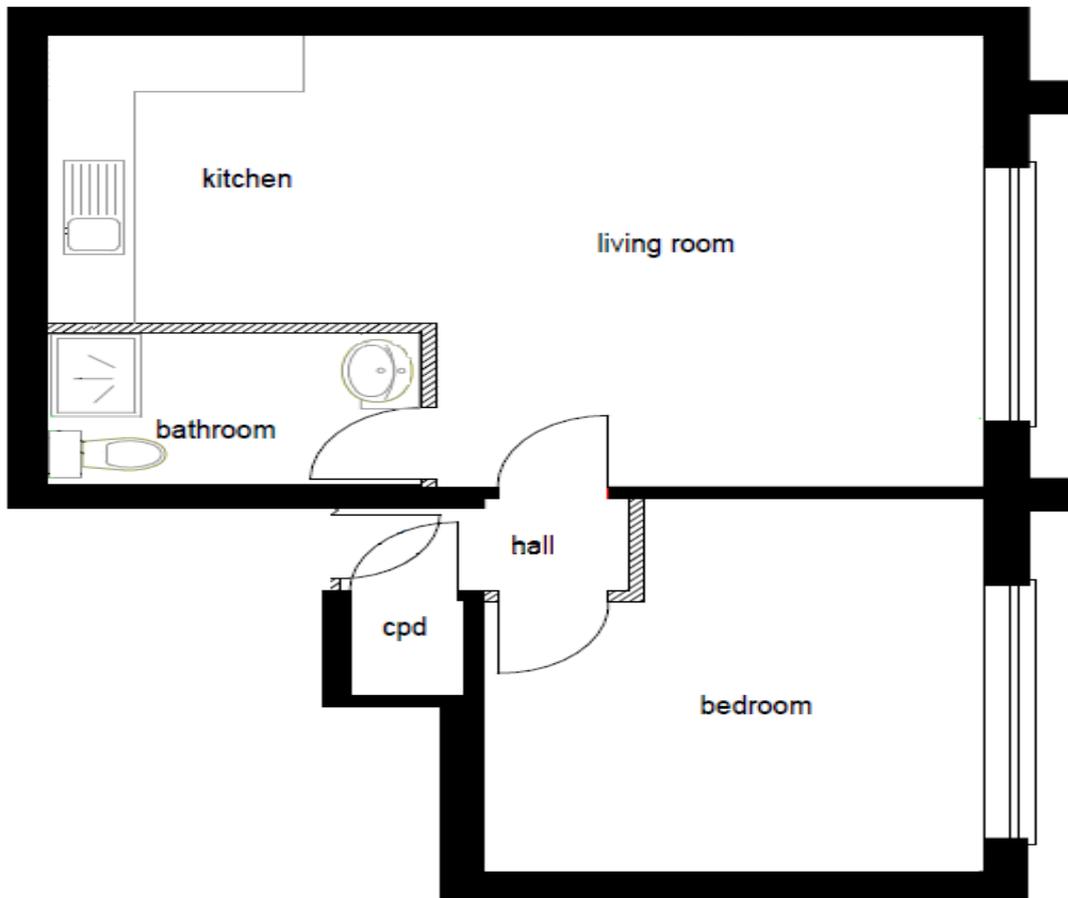
Tax Band 'C'



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

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INDEPENDENT REDRESS:

www.theprs.co.uk

**Property
Redress**