



**DOUBLE BEDROOM
SEPARATE FITTED KITCHEN
RESERVED PARKING BAY**

**18'11" x 11'10" LIVING ROOM
MODERN SHOWER ROOM
COMMUNAL GARDENS**

OFFERED: UNFURNISHED

AVAILABLE: 22/7/2024

Christies Residential are pleased to offer for let this well presented double bedroom first floor maisonette.

**Godwin Close, West Ewell,
Surrey, KT19 9LD**

Rental: £ 1,300 PCM

Entrance

Via own double glazed front door. Carpeted stairs to landing.

First Floor Landing

Living Room

18' 11" X 11' 10" (5.77m X 3.61m)

Two double glazed windows to front aspect. Carpeted. Electric heater.

Double Bedroom

9' 11" X 9' 1" (3.02m X 2.77m)

Double glazed window to rear. Fitted double wardrobes. Carpeted. Electric heater. Access to loft via pull down ladder.

Family Shower Room

Modern suite comprising: walk in shower cubicle, vanity unit with inset wash hand basin & low level WC. Heated towel rail. Extractor, Tiled walls. Tiled floor.

Fitted Kitchen

9' 11" X 5' 6" (3.02m X 1.68m)

Double glazed window. Range of modern wall & base units with inset sink. Built in electric cooker & hob with extractor over. Freestanding fridge/freezer & washing machine.

OUTSIDE

Reserved Parking Bay

Communal Gardens

COUNCIL TAX

Epsom & Ewell Tax band C



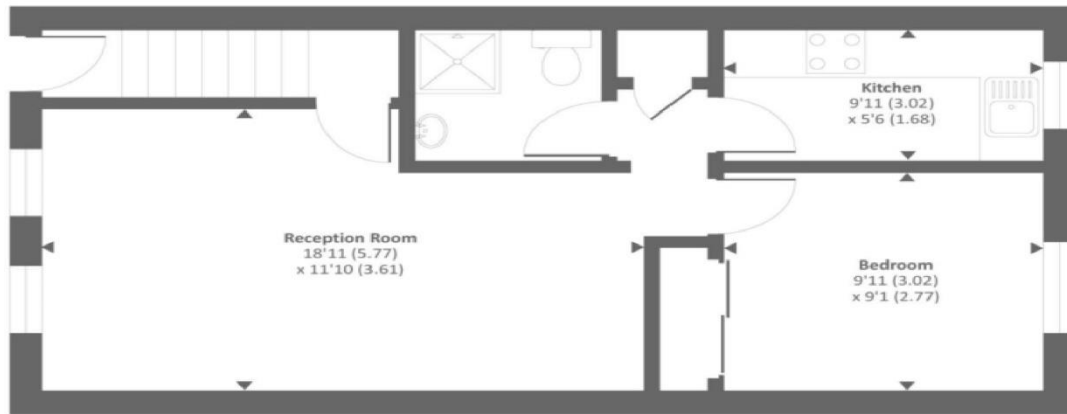
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
102-107	102-107	92-106	92-106
81-101	81-101	61-81	61-81
62-80	62-80	42-60	42-60
43-61	43-61	23-41	23-41
24-42	24-42	4-22	4-22
5-23	5-23	1-3	1-3

England, Scotland & Wales 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.

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

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Approx. gross internal floor area 475 SQFT / 44.1 SQM
Approx. gross external floor area 572 SQFT / 53.1 SQM
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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)



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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.

TENANT NOTES - PLEASE READ These particulars are for guidance only and do not constitute part of an offer. The Agent has not tested any material of equipment you have seen and cannot verify that it is in working order or fit for the purpose and the mention of any appliances and services within these details does not in

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