



HUGGINS EDWARDS & SHARP

11-15 HIGH STREET
BOOKHAM
KT23 4AA
SALES:
01372 457011
LETTINGS:
01372 455244

3 BRIDGE STREET
LEATHERHEAD
KT22 8BL
01372 374806

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 727257

60-62 CAMBRIDGE RD
NEW MALDEN
KT3 3QL
020 8942 7733

1 GROVE ROAD
SUTTON
SM1 1BB
020 8642 2266

**CHARTERED
SURVEYORS**

**RESIDENTIAL &
COMMERCIAL
ESTATE AGENTS**

**PROPERTY
MANAGEMENT**

**RESIDENTIAL
LETTINGS**

**VALUERS &
DEVELOPMENT
CONSULTANTS**

21 COPPERFIELD COURT LEATHERHEAD KT22 7LD



£835 PCM

IDEALLY LOCATED FOR THE COMMUTER.

One Bedroom First Floor Flat
Close To High Street Shopping Centre.
Furnished To A Good Standard.
Well Equipped Kitchen
Parking And Visitors Parking.

www.hugginsedwards.co.uk

21 COPPERFIELD COURT, LEATHERHEAD

SITUATED just a few minutes walk from Leatherhead mainline station which has trains both to London Waterloo and Victoria in 40mins approx. The High Street shopping area is also just a short walk and Leatherhead's many business parks are within easy reach. Access to the M25 (Junc 9) is about one and half miles providing a good connection to both Heathrow and Gatwick Airports.

Leatherhead is ideally situated for beautiful open countryside with Norbury Downs and Boxhill within easy reach.

THE PROPERTY is a beautifully presented one bedroom first floor furnished flat offered on the rental market in very good order. Furnished to a good standard and with light wood effect flooring the accommodation comprises spacious entrance hall, large open plan Living/Kitchen Area incorporating lounge area with large bay window and opening to a neat and well fitted kitchen. Double Bedroom and Bathroom. Sealed unit double glazed windows and Parking plus Visitors Parking.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **COMMUNAL ENTRANCE HALL.:** Stairs to first floor.

FIRST FLOOR:-

- **SPACIOUS ENTRANCE HALL.:** Own front door leading to spacious hallway with light wood effect flooring. Large walk in storage cupboard housing meters. Halogen lighting. Electric panel heater.

- **OPEN PLAN LIVING KITCHEN AREA**

- **LOUNGE/DINING ROOM** abt 18'2" x 13'9" (5.54m x 4.19m): With wide square bay window. Furnished with leather sofa, matching chaise longue, chrome and glass table and chairs, coffee table, storage unit and wardrobe. Light wood flooring to match the hallway. Electric panel heater.

- **KITCHEN** abt 8'7" x 6'2" (2.62m x 1.88m): Opening from the lounge and well fitted with white fronted floor and wall units, granite effect worktops, inset stainless steel sink unit with drainer and mixer tap, inset four ring black halogen hob, built under stainless steel electric oven. Washer/dryer, Fridge. Vinolay flooring and white wall tiling.

- **BEDROOM** abt 9'6" x 6'1" (2.90m x 1.85m): Double bed with storage drawers under. Carpeted flooring.

- **BATHROOM:** Fitted with a matching white suite of panel enclosed bath, taps, hand grips and electric shower over. Pedestal wash hand basin, mixer tap and wall mirror over with tiled display shelf. WC. Vinyl flooring. Full height airing cupboard with shelving and hot and cold water tanks, immersion for hot water.

OUTSIDE:-

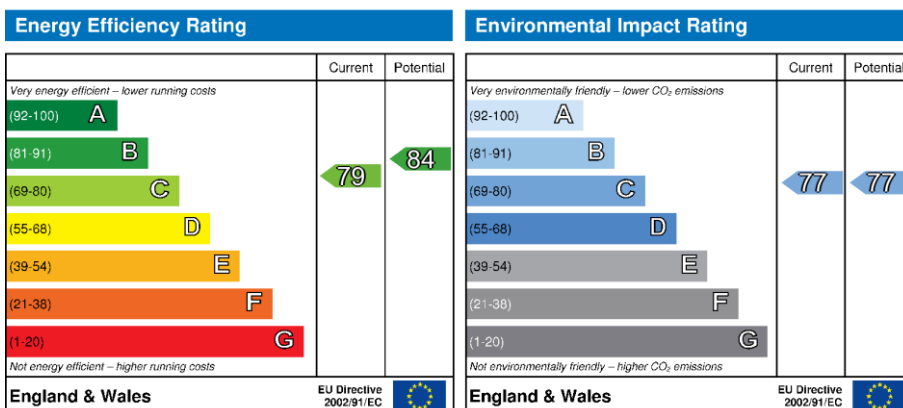
- **OUTSIDE.**

- **PARKING AND VISITORS PARKING.:** There is a large car park to the rear of the property with permits issued to residents.

21 COPPERFIELD COURT, LEATHERHEAD

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate



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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Deposit and Administration Fees:

BEFORE YOU MOVE IN

SET UP FEE

£300 For Up To Two Tenants

- Referencing up to two tenants: identity, immigration and visa confirmation, financial credit checks, obtaining references from employers/landlords, any other relevant information to assess affordability.
- Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

ADDITIONAL TENANT FEE

£50 Per Additional Tenant

- Processing the application, associated paperwork and referencing

GUARANTOR FEE

£50 Per Guarantor (If Required)

- Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

ACCOMPANIED CHECK-IN FEE

£85 - £150 (Depending On Property Size)

- Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

TENANCY SECURITY DEPOSIT

Variable Amount Depending On Property Size

- This will be protected in a Government-authorised Tenancy Deposit Scheme and may be returned at the end of the tenancy.

PET DEPOSIT

Returnable Additional Security Deposit Of 50% Of Monthly Rental Amount (Where Applicable)

- To cover the additional risk of property damage. This will be protected along with your Security Deposit in a Government-authorised scheme

DURING YOUR TENANCY

AMENDMENT FEE: £100

- Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

RENEWAL FEE: £50

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

FUTURE LANDLORD REFERENCE FEE

No Charge

- Collating information and preparing a reference for a future landlord or letting agent

UNPAID RENT/RETURNED PAYMENTS

Interest Charged At 5% Above Bank Of England Base Rate From Date Due

PROFESSIONAL CLEANING

£180 - £700 (Depending On Property Size)

- Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy

(All Prices Include VAT)

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENTS HUGGINS EDWARDS & SHARP

Bookham Office: **01372 455244** lettings@hes-bookham.co.uk

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Website: www.hugginsedwards.co.uk



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