

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

GOTHIC COTTAGE HIGH STREET LEATHERHEAD, KT22 8AJ



£825 PCM

INTERESTING LISTED PROPERTY IN THE TOWN
CENTRE
COMPLETELY REFURBISHED THROUGHOUT
REFITTED KITCHEN AND BATHROOM
AVAILABLE NOW

www.hugginsedwards.co.uk

GOTHIC COTTAGE, HIGH STREET, LEATHERHEAD

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SITUATED at the top of Leatherhead's pedestrianised High Street with shops and restaurants just a few steps away. The mainline station is within a short walk offering a good service to both London Waterloo and Victoria Stations in approximately 40 minutes. Lovely open countryside is within easy reach ideal for walking and cycling enthusiasts.

An attractive maisonette on the first, second and top floors of an interesting listed building in the town centre. The accommodation comprises stairs to front door, entrance hall, kitchen, internal staircase to sitting room and further stair to bedroom and bathroom. Now on the market after being the subject of a complete refurbishment and having brand new kitchen and bathroom, redecoration throughout and new carpets. EPC APPLIED FOR

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **STAIRS TO FRONT DOOR**

FIRST FLOOR:-

- **ENTRANCE HALL:** Carpeted floor. Door to Kitchen and Stairs to Second Floor
- **REFITTED GALLEY KITCHEN** 10'4" x 5'4" (3.15m x 1.63m): Just completed in attractive grey fronted units with granite effect worktops. Baumatic Induction hob with chimney style extractor hood over. Beko electric oven. Washing Machine, Fridge/freezer. Single drainer one and a half bowl sink unit with mixer tap. Electric heater. Vinyl floor.

SECOND FLOOR:-

- **LOUNGE** 11' x 11' (3.35m x 3.35m): Arched ceiling. Gothic style window. Secondary double glazing. Night storage heater. Fireplace with electric fire.

THIRD FLOOR:-

- **STAIRS TO THIRD FLOOR LANDING:** Bulkhead storage cupboard. Door to Bedroom.
- **DOUBLE BEDROOM** 12'10" x 10' (3.91m x 3.05m): Gothic style window with secondary double glazing. Night storage heater. Door to En-Suite Bathroom.
- **EN-SUITE BATHROOM:** Refitted with modern white sanitary ware. Large shower enclosure with electric shower. W.C. and wash hand basin with mixer tap. Feature mirror over with lighting. Ladder radiator/towel rail. Secondary double glazing to window. Airing cupboard with hot water cylinder, timed immersion heater and shelving.

OUTSIDE:-

- **GATED PAVED AREA:** Accessed from the High Street.

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.

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

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

GOTHIC COTTAGE, HIGH STREET, LEATHERHEAD

- 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

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-authorized 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

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

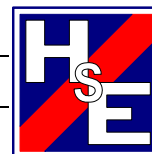
(All Prices Include VAT)

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

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Leatherhead Office **01372 374806** info@hes-leatherhead.co.uk

Website **www.hugginsedwards.co.uk**



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