



ELIZABETH
HUNT
ASSOCIATES

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Red Roofs, Church Hill Road, Surbiton, Surrey, KT6 4UG

£1,550 pcm Unfurnished Available Now



A DELIGHTFUL SEMI-DETACHED BUNGALOW SITUATED IN A HIGHLY CONVENIENT LOCATION JUST A FEW MINUTES WALK FROM RAIL STATION

This pretty semi-detached bungalow is ideally situated in a highly convenient location, being just a few minutes' walk from Surbiton rail station and the town centre. The property has recently been redecorated to a high standard and provides spacious accommodation including a large reception room, which leads to a lovely conservatory overlooking the rear garden, a fully-fitted kitchen, a large first floor loft room, off-street parking and is set in beautiful front and rear gardens with an abundance of well-established borders and shrubs.

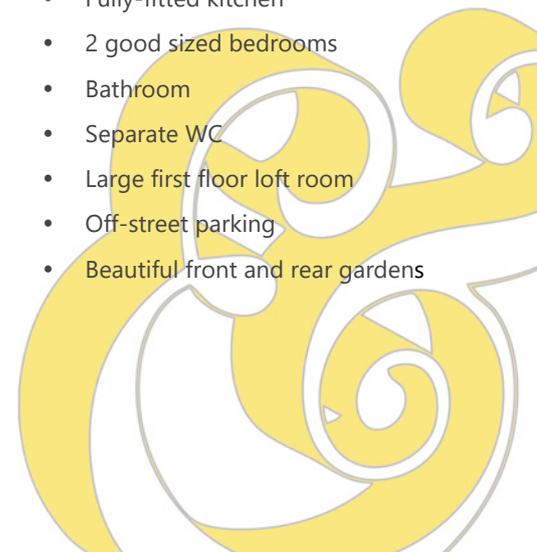
The property is close to excellent schools including Hollyfield School, Surbiton High School, Linley House School, Tolworth Girls and Junior Schools and Shrewsbury House School in Surbiton, The Kingston Academy, Tiffin Girls and Boys Schools in Kingston-Upon-Thames, and Coombe Boys and Girls Schools in New Malden. Surbiton's mainline rail station is just 5 minutes' walk with regular services to London Waterloo and Victoria (approximately 30 minutes), whilst the A3 and M25 motorways are within easy reach, leading to Heathrow and Gatwick airports.

Accommodation

- Reception hall
- Large reception room
- Conservatory
- Fully-fitted kitchen
- 2 good sized bedrooms
- Bathroom
- Separate WC
- Large first floor loft room
- Off-street parking
- Beautiful front and rear gardens



Elizabeth Hunt & Associates Ltd
Meadows, Calvert Road
Effingham, Surrey, KT24 5SR



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SURBITON

A popular residential location with easy access to London, Surbiton sits alongside the River Thames and boasts large Victorian houses, pretty cottages, and a range of Victorian buildings, such as the remains of the 19th century Seething Wells waterworks. The town became well-known as the fictional home of the 1970s sitcom, The Good Life, although the series was not actually filmed in the town. However, the wonderful rail station, which is a classic example of Art Deco, was the location where Harry Potter read about the Death Eaters attack at the Millennium Bridge in the Daily Prophet at the start of the film, Harry Potter and the Half Blood Prince. There are a range of superb restaurants and eateries in and around the town offering a range of different cuisines, such as The French Table, and The Gordon Bennett has an extensive wine list. Take a stroll along the River Thames or through Richmond Park or jump on the Turks Launch boat. Schooling in the area is superb and includes St Andrew's and St Mark's C of E Junior, Christ Church C of E, Tolworth Infants and Our Lady Immaculate RC.



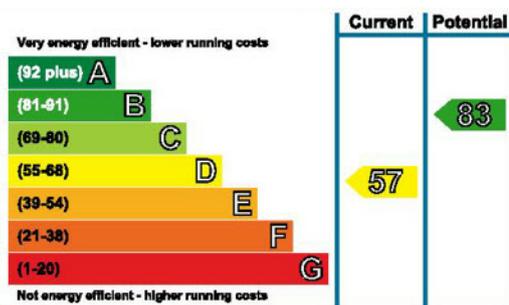
- Surbiton railway station with regular services to London Waterloo (approximately 20 minutes).
- A3 within a short driving distance providing access to London, the M25 and motorway network providing easy access to both Heathrow and Gatwick airports.
- Excellent choice of schools in Surbiton and nearby Kingston.
- Leisure amenities including golf clubs, sailing club, rowing club, and several parks.
- A bustling shopping centre with department stores, gift shops and international cuisine restaurants.



Central London : 15 miles • Richmond : 6 miles • Thames Ditton : 2 miles • Esher : 3.5 miles • Cobham : 10.5 miles • Kingston : 2 miles • Gatwick : 27 miles • Heathrow : 12 miles

(All distances are approximate)

Energy Efficiency Rating



GUIDANCE ON LETTING FEES WITH ELIZABETH HUNT & ASSOCIATES LTD

As a reputable lettings agency and a member of ARLA, we are required by the Committee of Advertising Practice (CAP) to bring to your attention important information about non-optional fees (fees that are non-refundable) in advertising rental properties and rental prices.

Should you wish to proceed with the rental of a property through Elizabeth Hunt & Associates Ltd, the following costs are applicable:

- An Administrative Deposit, equivalent to approximately one week's rent, will be payable once an offer has been agreed, subject to contract and references. Upon receipt of this Administrative Deposit, the Landlord will be requested to remove the property from the available rental market. Should you decide not to proceed or you fail the reference process, the Administrative Deposit is **NON-REFUNDABLE**. However, should you pass the references process, the Administrative Deposit will be full refunded on the start date of your tenancy.
- Prior to the commencement of the tenancy, you will be required to pay, in cleared funds by BACS transfer or bankers draft, the following (personal or company cheques will not be accepted under any circumstances):
 - One month's rent in advance.
 - One week's Administrative Deposit, payable as soon as rental per month agreed.
 - One month's Deposit (2 months Deposit is required if you have pets).
 - Tenancy Agreement fee: £230.00 + VAT = **£276.00**.
 - References fee: £40.00 + VAT = **£48.00** (per applicant's references).

Example:

Rent:	£1,300.00
Administrative Deposit:	£300.00
Deposit:	£2,600.00 (no pets)
Tenancy Agreement Fee:	£276.00
References Fee:	£48.00 (per applicant/tenant)
By start date of tenancy:	£4,513.00
Refunded Administrative Deposit:	(£300.00)
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Total payable by start of tenancy:	£4,224.00

NB: Please note that at the end of your tenancy, you will be liable for a Check Out fee. The fee payable will depend on the size of the property, if it is furnished, and if the inventory clerk needs to re-attend for any reason, i.e. the property hasn't been professionally cleaned. We will always endeavour to instruct the same inventory clerk to attend the Check Out that was present at the Check In, and we would happily advise you of the costs charged for the Check In.

Right to Rent: private landlord's duty to carry out immigration status checks

The Applicant agrees to provide a valid passport and visa or work permit to the Agent at the time of signing the Application Form. The Applicant confirms he/she will provide full details of all persons over the age of 18 years who will be residing in the Property at the start of the Tenancy (subject to contract, references and Right to Rent check) prior to signing the Tenancy Agreement and taking occupation of the Property. The Applicant also confirms that if any additional occupiers or any occupier changes during the Tenancy, the Applicant will inform the Landlord and the Agent promptly and ensure that the person or persons meets the Agent or the Landlord to enable a copy of their passport, visa to work or study in the UK and, if applicable, a work permit to be taken.

To avoid doubt, if any person forming the Tenant or the occupier fails to comply the Landlord may take any necessary legal action to have the person evicted from the Property.

