

## TYGAN HOUSE, SM3 8AY



Presenting to the market this split level one bedroom maisonette which is ideally located just set back off of The Broadway in Cheam within a short walk to the station and all local amenities. Comprising an open plan kitchen/reception room, double bedroom and bathroom suite. Available immediately and offered unfurnished. Administration fees apply. EPC rating: B.



**£850 PCM**

**Unfurnished**



[www.maalems.co.uk](http://www.maalems.co.uk)

Earlsfield & Wandsworth Office

340 Garratt Lane

Earlsfield, London SW18 4EL

T: 020 8875 9200 F: 020 8871 9184

earlsfield@maalems.co.uk

Registered in England & Wales No. 5585458



## TENANT FEES:

Please note that all charges include VAT and are subject to change, subject to reasonable prior notice and/or changes to VAT, which is currently set at a rate of 20%.

### Before you move in:

#### **Holding deposit:**

**One weeks rent** Due on acceptance of an offer and set against a six week tenancy deposit.

**Referencing:** Per Applicant £48 (£40 plus VAT)

**Inventory Check In:** Subject to rates levied by the inventory company, between **£100 - £300**

#### **Tenancy Agreements:**

**One Tenant:** £180 (£150 plus VAT)

**Two Tenants:** £240 (£200 plus VAT)

**Three Tenants:** £318 (£265 plus VAT)

**Four Tenants:** £390 (£325 plus VAT)

**Rent:** Unless otherwise agreed under separate terms. **One months rent**

**Deposit:** Unless otherwise agreed under separate terms. **Six weeks rent**

#### **Abortive letting:**

**A maximum of the above combined fees**

When you withdraw from an agreed offer and do not move into a property.

### After you move in:

**Renewal or amendments to Tenancy Agreements:** £180 (£150 plus VAT)

**Change of sharer** (if agreed by landlord): £360 (£300 plus VAT)

**Further Referencing** (if required): Per Applicant £48 (£40 plus VAT)

**Cancellation of agreed visits:** £120 (£100 plus VAT)

**Cancellation of inventory check out:** £120 (£100 plus VAT)

**Underpayment/Overpayment of rent:** Per transaction £48 (£40 plus VAT)

**Early termination** of the Tenancy Agreement outside of the terms of the Tenancy Agreement may incur additional fees to be defined at the time, but based on the Landlords financial losses as a result of such termination.

**Interest on unpaid monies due: 5%** above base rate of Barclays Bank PLC

For clarification, we wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes where stated are approximate and rounded and should not be relied upon for carpets and furnishings. We make every reasonable effort to ensure that the information is accurate. However, no guarantees for the accuracy of information are made and we make no warranties of any kind, whether expressed or implied, in respect of the information supplied. You should make independent enquiries regarding the property particularly in respect of furnishings to be included/excluded and parking facilities.



[www.maalems.co.uk](http://www.maalems.co.uk)

Earlsfield & Wandsworth Office

340 Garratt Lane

Earlsfield, London SW18 4EL

T: 020 8875 9200 F: 020 8871 9184

[earlsfield@maalems.co.uk](mailto:earlsfield@maalems.co.uk)

