



Leret Way, Leatherhead, KT22 7JL

Available 10th January 2025

£1,650 pcm

Leret Way, Leatherhead, KT22 7JL

- AVAILABLE 10TH JANUARY 2025
- UNFURNISHED
- TWO BEDROOM 1ST FLOOR APARTMENT
- TOWN CENTRE LOCATION
- ELECTRIC UNDERFLOOR HEATING
- LIFT TO ALL FLOORS
- BATHROOM AND EN SUITE SHOWER ROOM
- ONE UNDERGROUND PARKING SPACE
- CLOSE TO MAINLINE STATION
- COMMUNAL COURTYARD GARDEN



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THE PROPERTY

Well-presented spacious first floor two-bedroom, two bathroom apartment located in prestigious block in the centre of Leatherhead and close to mainline station. With electric underfloor heating, lift to all floors, one underground allocated parking space and communal courtyard garden.

HALLWAY

With two storage cupboards and airing cupboard.

LIVING/DINING ROOM

With double doors to Juliette balcony.

KITCHEN

With a range of base and wall units and with electric oven, ceramic hob with extractor over, washing machine, dishwasher and microwave.

MASTER BEDROOM

With mirror fronted wardrobes and leading to Ensuite shower room.

BEDROOM 2

With mirror fronted wardrobes.

BATHROOM

Modern white bathroom suite with basin, w.c. and bath with shower over.

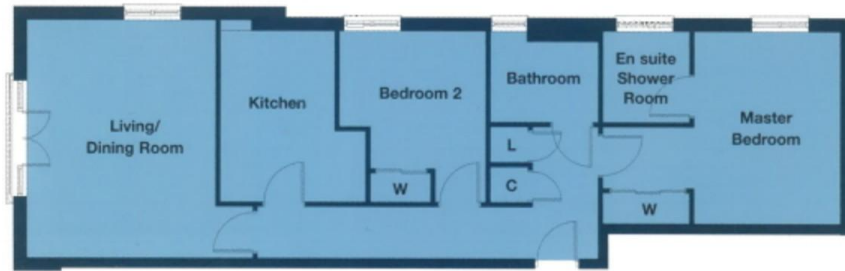
NEUTRAL DÉCOR THROUGHOUT

ONE ALLOCATED UNDERGROUND PARKING SPACE

COUNCIL TAX BAND F

EPC BAND B





Living/Dining Room	5.0m x 4.1m	16'4" x 13'5"
Kitchen	3.6m x 2.9m	11'9" x 9'5"
Master Bedroom	5.0m x 4.0m	16'4" x 13'3"
Bedroom 2	3.6m x 3.0m	11'9" x 10'0"

INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

Should your offer be agreed, and you decide to proceed with a tenancy we require:

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

References

We use the referencing company, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

Deposit

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

