



**patrick
gardner**
LETTINGS

Epsom Road, Leatherhead, Surrey, KT22 8TB

Available 20 April 2024

£1,550 pcm

Epsom Road, Leatherhead, Surrey, KT22 8TB

- AVAILABLE 20 APRIL 2024
- UNFURNISHED
- TWO BEDROOM GROUND FLOOR APARTMENT
- LOCATED IN WELL REGARDED DEVELOPMENT
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- OPEN PLAN KITCHEN/DINING/LIVING ROOM
- GAS CENTRAL HEATING
- LOVELY COMMUNAL GARDEN
- SECURE UNDERGROUND PARKING
- CLOSE TO TOWN CENTRE AND MAINLINE STATION



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Surrey, KT22 8DN

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THE PROPERTY

Two bedroom, two bathroom ground floor apartment located in a well regarded development within walking distance of Leatherhead town centre and main line station. With open plan kitchen/living/dining room, fitted kitchen with integrated appliances, master bedroom with ensuite shower room, secure underground parking and lovely communal garden

FRONT DOOR LEADING TO HALLWAY

With storage cupboard and entry phone system.

OPEN PLAN KITCHEN/ LIVING ROOM

single aspect room with neutral décor and carpeting.

KITCHEN

With a range of fitted base and wall units, gas hob with extractor hood over, double oven, integrated washing machine, dishwasher and fridge/freezer.

BEDROOM 1

Double room with neutral décor and carpeting, double fitted wardrobe and door leading to :

ENSUITE SHOWER ROOM

With large shower cubicle wc and built in vanity unit with basin.

BEDROOM 2

Double room with neutral décor and carpeting.

BATHROOM

With white bathroom suite bath, basin/vanity unit and w.c.

UNDERGROUND CAR PARK

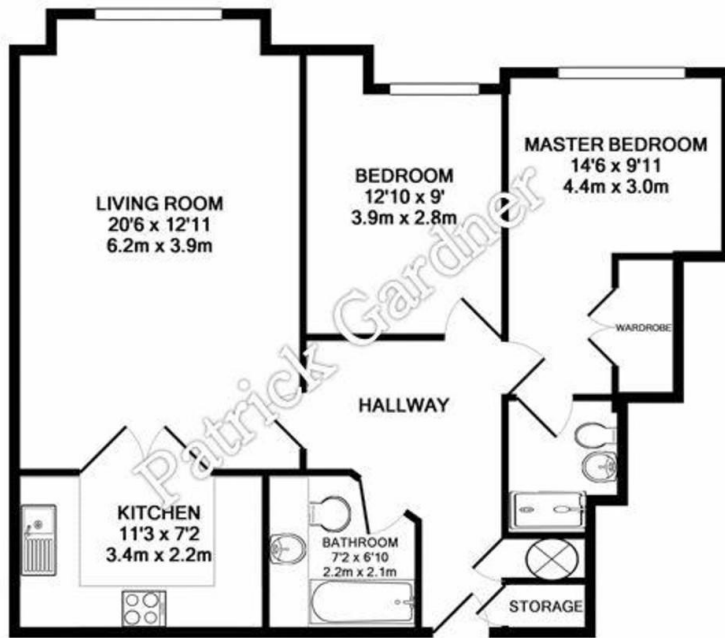
With lift to the Ground Floor.

COMMUNAL GARDEN

COUNCIL TAX BAND E

EPC BAND C





TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

