



Highlands Road, Leatherhead, KT22 8DA

Available 10<sup>th</sup> March 2025

£2,200 pcm

Highlands Road, Leatherhead, KT22 8DA

- AVAILABLE 10TH MARCH 2025
- UNFURNISHED
- BEAUTIFULLY PRESENTED THREE BEDROOM TOWN HOUSE
- ARRANGED OVER THREE FLOORS
- LOCATED IN QUIET RESIDENTIAL ROAD
- FAMILY BATHROOM AND SHOWER ROOM
- MODERN FITTED KITCHEN
- LOW MAINTENANCE GARDEN
- WALKING DISTANCE OF TOWN CENTRE AND STATION
- OFF STREET PARKING



1-3 Church Street, Leatherhead  
Surrey, KT22 8DN

Tel 01372 360444

[lettings@patrickgardner.com](mailto:lettings@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

## THE PROPERTY

### FRONT DOOR TO

### RECEPTION HALL

With cloakroom and storage cupboard

### LIVING ROOM

Leading to garden through glass roofed lobby

### KITCHEN

With gas hob, electric oven, washing machine, dishwasher and fridge freezer

### STAIRS TO 1ST FLOOR

### BEDROOM 1

With double fitted wardrobe

### BEDROOM 3

With double fitted wardrobe

### BATHROOM

White suite with w.c, basin and bath with shower over

### SHOWER ROOM

With hand basin and shower cubicle

### STAIRS TO 2ND FLOOR

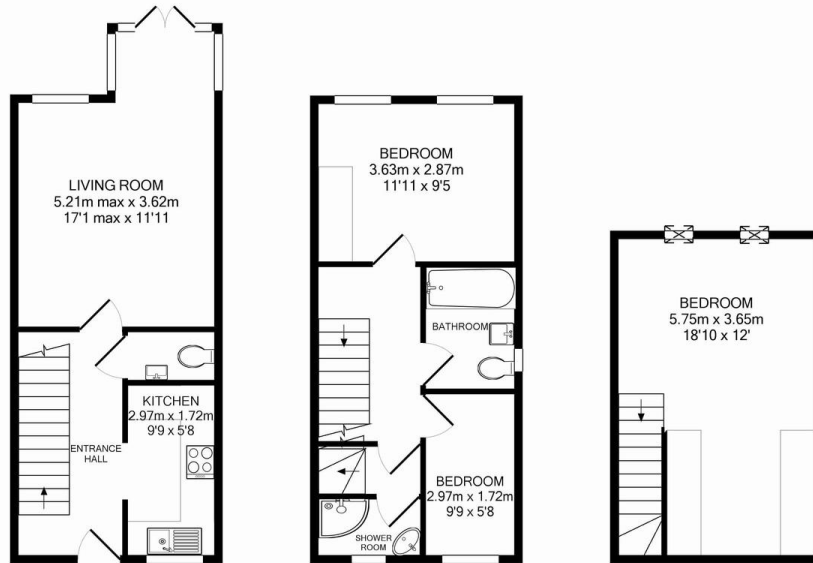
### BEDROOM 2

Single room

### EPC Band C

### COUNCIL TAX Band E





Ground Floor  
Approx. Floor  
Area 32.0 Sq.M.  
(344 Sq.Ft.)

1st Floor  
Approx. Floor  
Area 29.5 Sq.M.  
(318 Sq.Ft.)  
Total Approx. Floor Area 82.3 Sq.M. (886 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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2nd Floor  
Approx. Floor  
Area 20.8 Sq.M.  
(224 Sq.Ft.)

## 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.

