



Turner Court, Highbury Drive, Leatherhead, Surrey, KT22 7UT

Available 25 August 2023

£1,350 pcm

Turner Court, Highbury Drive, Leatherhead, Surrey, KT22 7UT

- AVAILABLE 25 AUGUST 2023
- UNFURNISHED
- MODERN GROUND FLOOR APARTMENT
- TWO BEDROOMS
- ENSUITE SHOWER ROOM AND MAIN BATHROOM
- GAS CENTRAL HEATING
- OPEN PLAN KITCHEN/LIVING ROOM
- BALCONY LEADING FROM LIVING AREA
- ONE ALLOCATED UNDERGROUND PARKING SPACE
- WALKING DISTANCE OF STATION AND TOWN CENTRE



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

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THE PROPERTY

Modern two bedroom, two bathroom ground floor apartment conveniently situated within a short walk of Leatherhead main line station and town centre. With open plan kitchen/living room, balcony and one underground allocated parking space

FRONT DOOR TO

HALLWAY

With airing cupboard and large cloaks cupboard

LIVING ROOM

With door opening onto balcony. Through to:

KITCHEN

Modern fitted kitchen with dishwasher, washing machine, fridge freezer, electric oven, hob and extractor.

BEDROOM 1

Double room with fitted wardrobes. Leading to:

EN SUITE SHOWER ROOM

With shower cubicle, basin and w.c

BEDROOM 2

Double room

BATHROOM

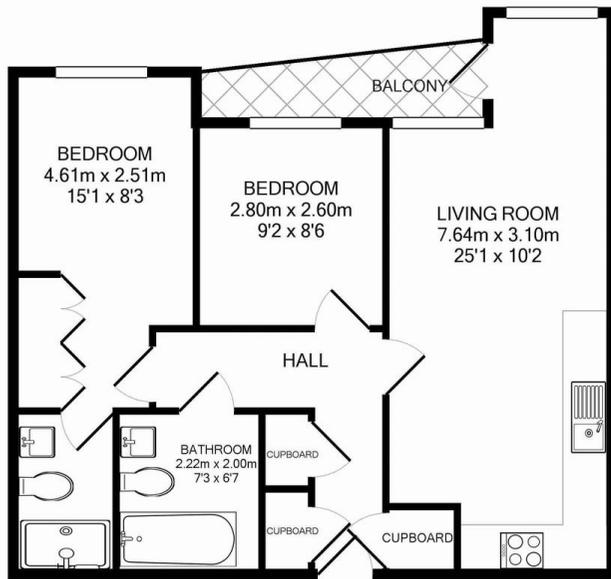
With hand basin, w.c and bath with hand shower attachment

ALLOCATED PARKING

EPC Band C

Council Tax Band D





Total Approx. Floor Area 54.7 Sq.M. (589 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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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.

