



Fortyfoot Road, Leatherhead, KT22 8RN

Available NOW

£1195 pcm

Fortyfoot Road, Leatherhead, KT22 8RN

- AVAILABLE NOW
- UNFURNISHED
- GROUND FLOOR ONE BEDROOM APARTMENT
- SPACIOUS LIVING AREA
- MODERN FITTED BATHROOM AND KITCHEN
- NEUTRAL DECOR THROUGHOUT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ONE ALLOCATED PARKING SPACE
- WITHIN A SHORT WALK OF TOWN CENTRE
- WALKING DISTANCE OF MAIN LINE STATION



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THE PROPERTY

Well presented ground floor one bedroom apartment with modern fitted kitchen and bathroom. Spacious living area, allocated parking space and within walking distance of Leatherhead town centre and main line station.

HALLWAY

With two storage cupboards, one containing the washing machine.

KITCHEN

With a range of grey wall and base units with a slimline dishwasher, oven, gas hob and fridge/freezer. Oak effect laminate flooring.

LIVING ROOM

Spacious room with large window with front aspect.

BEDROOM

Large double room.

BATHROOM

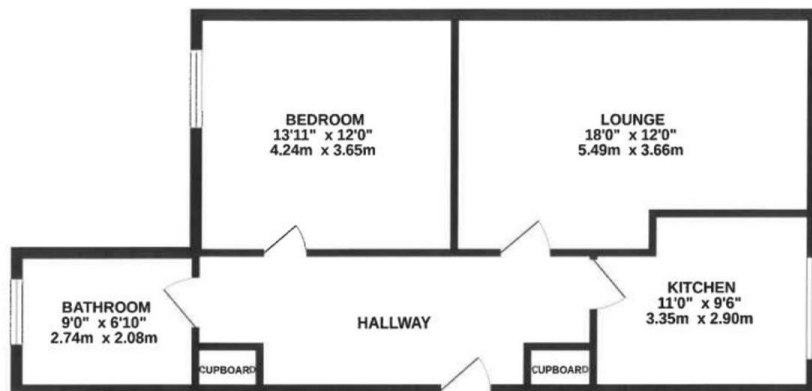
With white suite, wc, basin and bath with shower over and fixed glass screen and heated towel rail.

ONE ALLOCATED PARKING SPACE

COUNCIL TAX BAND C



GROUND FLOOR



We've every attempt been made to ensure the accuracy of the floorplan 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 to guide any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or reference can be given.
Made with Viewpoint i3522

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.

