



**patrick
gardner**
LETTINGS

Lavender Court, Lavender Close, Leatherhead, KT22 8LE

Available 24 August 2024

£1,650 pcm

Lavender Court, Lavender Close, Leatherhead, KT22 8LE

- AVAILABLE 24 AUGUST 2024
- UNFURNISHED
- SECOND FLOOR TWO BEDROOM APARTMENT
- BATHROOM AND EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ONE ALLOCATED PARKING SPACE
- LOVELY MATURE LANDSCAPED GROUNDS
- WALKING DISTANCE OF TOWN CENTRE
- CLOSE TO LEATHERHEAD MAIN LINE STATION



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

Tel 01372 360444
lettings@patrickgardner.com
www.patrickgardner.com

THE PROPERTY

Second floor two bedroom, two bathroom apartment located in an imposing converted mansion and set in beautiful mature parkland grounds. With dual aspect living room, fitted kitchen with integrated appliances, master bedroom with fitted wardrobes and en-suite shower room, second bathroom and allocated parking space

FRONT DOOR TO HALLWAY

With storage cupboard. Doors to:

LIVING ROOM

Dual aspect room with carpet and neutral decor

KITCHEN

With a range of wall and base light wood units, integrated appliances and flag stone flooring

MASTER BEDROOM

With double fitted wardrobes and leading to: **EN SUITE SHOWER ROOM**

SECOND BEDROOM

With carpet and neutral decor

BATHROOM

White suite with w.c, hand basin and bath with hand held shower

LOVELY MATURE LANDSCAPED GROUNDS

ONE ALLOCATED PARKING SPACE

Council Tax Band F

EPC Band C





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.

