



Station Road, Leatherhead, KT22 7RR

Available 9 December 2024

£1,700 pcm

Station Road, Leatherhead, KT22 7RR

- AVAILABLE 9 DECEMBER 2024
- FURNISHED
- 2 BEDROOM 3RD FLOOR APARTMENT
- LIFT TO ALL FLOORS
- MODERN FITTED KITCHEN
- LIVING / DINING ROOM
- FITTED WARDROBES TO BOTH BEDROOMS
- ALLOCATED PARKING SPACE
- WITHIN A SHORT WALK OF TOWN CENTRE, SHOPS AND RESTAURANTS
- WALKING DISTANCE OF LEATHERHEAD MAIN LINE



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THE PROPERTY

Two bedroom fully furnished third floor apartment within a short walk of Leatherhead town centre with a range of shops, restaurants and theatre and close to main line station. With modern fitted kitchen and integrated appliances, living/dining room, lift to all floors and allocated parking space.

FRONT DOOR TO HALLWAY

With storage cupboards

LOUNGE/DINER

Large room with window at one end.

KITCHEN

Modern fitted kitchen with a range of wall and base units, including electric oven and hob, dishwasher, fridge, freezer and washer/dryer.

MASTER BEDROOM

Double room with double, fitted wardrobes.

BEDROOM 2

Double room with fitted wardrobes.

BATHROOM

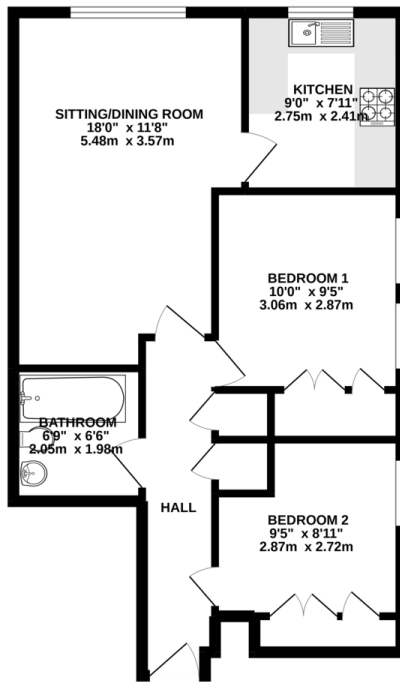
With basin, wc and bath.

ALLOCATED PARKING

COUNCIL TAX BAND D

EPC BAND C





THIRD FLOOR (WITH LIFT)
584 sq.ft. (54.3 sq.m.) approx.

TOTAL FLOOR AREA: 584 sq ft. (54.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

