



Church Street, Leatherhead, KT22 8DP

- AVAILABLE 20 OCTOBER 2024
- UNFURNISHED
- CHARMING PERIOD ONE BEDROOM APARTMENT
- ARRANGED OVER TWO FLOORS
- OPEN PLAN KITCHEN/LIVING AREA
- SPACIOUS HALL AND LANDING
- LARGE DOUBLE BEDROOM
- CONTEMPORARY FIXTURES AND FITTINGS
- SHORT WALK TO TOWN, SHOPS AND RESTAURANTS
- WALKING DISTANCE OF MAIN LINE STATION



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THE PROPERTY

Charming period one bedroom apartment arranged over two floors and conveniently located within a short walk of Leatherhead town centre, shops, restaurants and mainline station. With open plan kitchen/living room, spacious hall and landing and modern kitchen and bathroom

FRONT DOOR TO ENTRANCE HALL

With storage cupboard. Door to:

OPEN PLAN KITCHEN / LIVING AREA

Light and spacious room with wood laminate flooring

KITCHEN

Contemporary fitted kitchen with integrated appliances

STAIRS TO FIRST FLOOR

LARGE DOUBLE BEDROOM

With feature fireplace

BATHROOM

Contemporary fitted bathroom with bath, shower screen and shower over

EPC BAND C

COUNCIL TAX BAND C

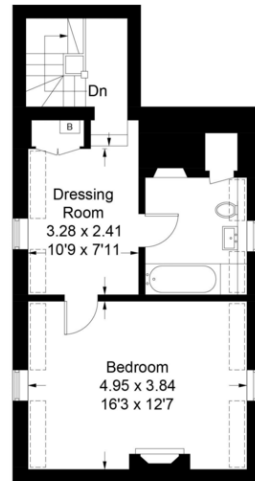


Approximate Gross Internal Area = 90.4 sq m / 973 sq ft

 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID433930)
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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.

