



Magazine Place, Leatherhead, Surrey, KT22 8AZ

- AVAILABLE 31 AUGUST 2024
- UNFURNISHED
- CHARACTER SEMI DETACHED HOUSE
- TWO BEDROOMS
- OPEN PLAN LIVING/DINING ROOM
- WOOD FLOORING THROUGHOUT
- PRETTY COURTYARD GARDEN
- BRICK BUILT STORAGE ROOM
- TWO OFF ROAD PARKING SPACES
- WALKING DISTANCE OF TOWN AND STATION



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THE PROPERTY

Character two bedroom semi detached house with pretty courtyard garden and within walking distance of Leatherhead town centre and station. With open plan living/dining area, wood flooring throughout and two off road parking spaces

FRONT DOOR TO

OPEN PLAN LIVING/DINING ROOM

Delightful room with wood burning stove, feature alcoves with storage cupboards below, wood flooring and open staircase to first floor. Door to:

KITCHEN

Fitted with a range of floor and wall cream kitchen units, butler sink and integrated appliances

FIRST FLOOR

MASTER BEDROOM

With fitted wardrobes

BEDROOM 2

BATHROOM

White bathroom suite with vanity stand and basin, bath with shower over and wood flooring

GARAGE/STORAGE SPACE

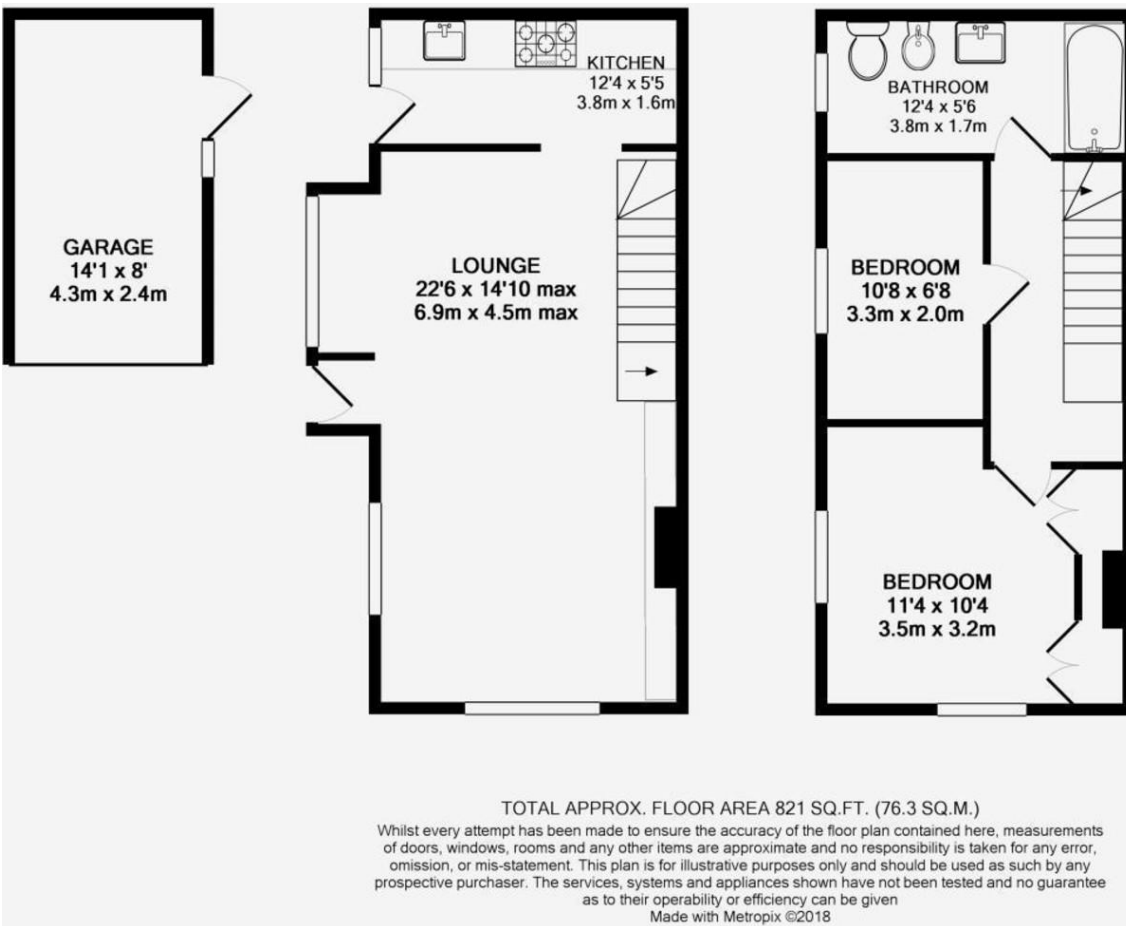
PRETTY COURTYARD GARDEN

OFF ROAD PARKING FOR TWO CARS

EPC Band D

Council Tax Band D





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.

