



**patrick  
gardner**  
LETTINGS

Linden Court, Leatherhead, KT22 7JG

Available 16 March 2024

£1,475 pcm

## Linden Court, Leatherhead, KT22 7JG

- AVAILABLE 16 MARCH 2024
- UNFURNISHED
- 2 BEDROOM MAISONETTE
- MODERN KITCHEN AND BATHROOM
- OPEN PLAN DINING ROOM
- SPACIOUS LOUNGE
- PRIVATE PATIO
- RESIDENTS PARKING
- GAS CENTRAL HEATING
- WALKING DISTANCE OF TOWN CENTRE AND STATION



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### THE PROPERTY

A spacious two bedroom maisonette in a popular development conveniently located within walking distance of Leatherhead town centre and main line station. With modern kitchen, open plan dining area and spacious lounge, private patio, gas central heating, double glazing and residents parking

#### PRIVATE FRONT DOOR TO HALLWAY

With storage cupboard

#### KITCHEN

With a range of base and wall units and with double electric oven with microwave, electric hob with filter hood over, integrated dishwasher, fridge/freezer and washing machine

#### LEADING TO DINING AREA

With access to Patio

#### LIVING ROOM

Spacious double aspect room

#### BEDROOM 1

Double bedroom with fitted wardrobe

#### BEDROOM 2

Double bedroom with storage cupboard.

#### BATHROOM

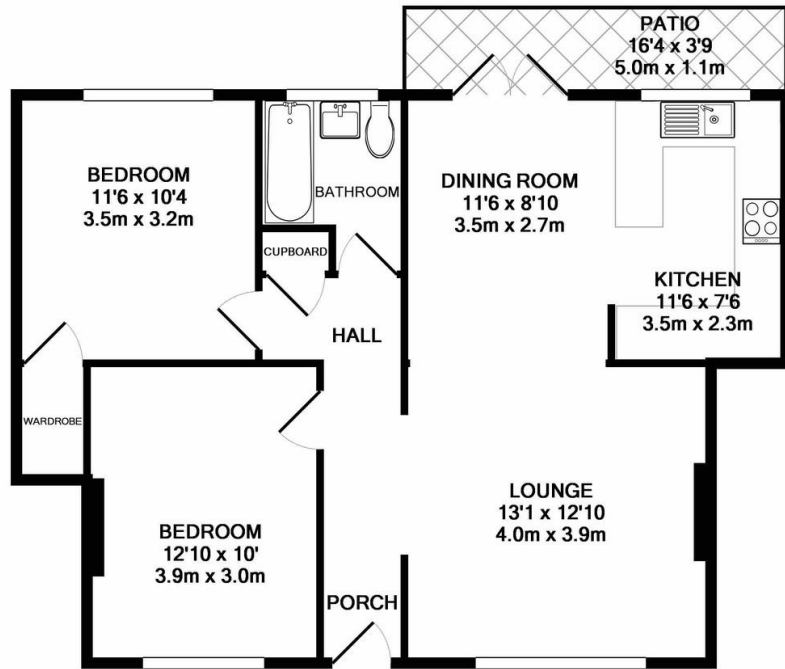
Modern bathroom suite with chrome towel rail and fittings, w.c, basin and bath with shower over and shower screen

#### WELL MAINTAINED COMMUNAL GARDENS

#### COUNCIL TAX BAND D

#### EPC BAND D





TOTAL APPROX. FLOOR AREA 730 SQ.FT. (67.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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.

