



Thornton Close, Leatherhead, KT22 7RS

- AVAILABLE 9 DECEMBER 2023
- UNFURNISHED
- TWO BEDROOM SECOND FLOOR APARTMENT
- LOCATED IN GATED RESIDENTIAL DEVELOPMENT
- WALKING DISTANCE TO TOWN AND MAIN LINE STATION
- OPEN PLAN KITCHEN /LIVING AREA
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LIVING AREA WITH JULIETTE BALCONY
- LARGE STORAGE CUPBOARD
- COMMUNAL GROUNDS



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THE PROPERTY

Modern two bedroom second floor apartment located in gated residential development within walking distance of Leatherhead town centre and main line station. With open plan kitchen / living area, large storage cupboard, fitted kitchen with integrated appliances, cycle storage and communal grounds

FRONT DOOR TO ENTRANCE HALL

With large store cupboard and doors leading to bathroom, bedrooms and kitchen/living room

OPEN PLAN KITCHEN/LIVING AREA

KITCHEN

With modern matt white fitted wall and floor units and integrated appliances.

LIVING AREA

With storage cupboard, wood effect vinyl flooring, spotlights, double doors to Juliette balcony and fitted blinds to windows.

BEDROOM 1

Double room with double fitted wardrobes

BEDROOM 2

Double bedroom

BATHROOM

With white Villeroy & Boch sanitary ware, bath with mixer tap, separate shower enclosure, heated towel rail and ceramic tiling

Permit Parking Available

EPC Band B

Council Tax Band C



Juniper House, Apartment 13
5 Thornton Close, KT22 7RS

Room dimensions	
Room	Meters
Kitchen/LivingRoom	6.2 x 4.4
Bedroom 1	3.3 x 2.8
Bedroom 2	3.3 x 3.0
Total	69 m ² 743 ft ²



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.

