



**patrick
gardner**
LETTINGS

Byron Place, Leatherhead, KT22 8AX

Available 1st February 2025

£1,750 pcm

Byron Place, Leatherhead, KT22 8AX

- AVAILABLE 1ST FEBRUARY 2025
- UNFURNISHED
- 2 BEDROOM COTTAGE
- MODERN KITCHEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- COURTYARD GARDEN
- RESIDENTS PARKING
- CLOSE TO TOWN CENTRE
- SHORT WALK TO MAIN LINE STATION



1-3 Church Street, Leatherhead
Surrey, KT22 8DN

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

A two bedroom cottage situated in a quiet cul-de-sac close to Leatherhead Town Centre and within easy walking distance of the main line station. Gas central heating, double glazing, a modern kitchen and bathroom, and a south-facing courtyard garden.

FRONT DOOR

LIVING ROOM

With fireplace and bay window.

DINING ROOM

With fireplace.

KITCHEN

With a range of white wall and base units and wooden work tops.

BATHROOM

With a white suite, basin and bath with shower over and glass shower screen. With separate wc.

STAIRS TO FIRST FLOOR

BEDROOM 1

Double room with two built in cupboards.

BEDROOM 2

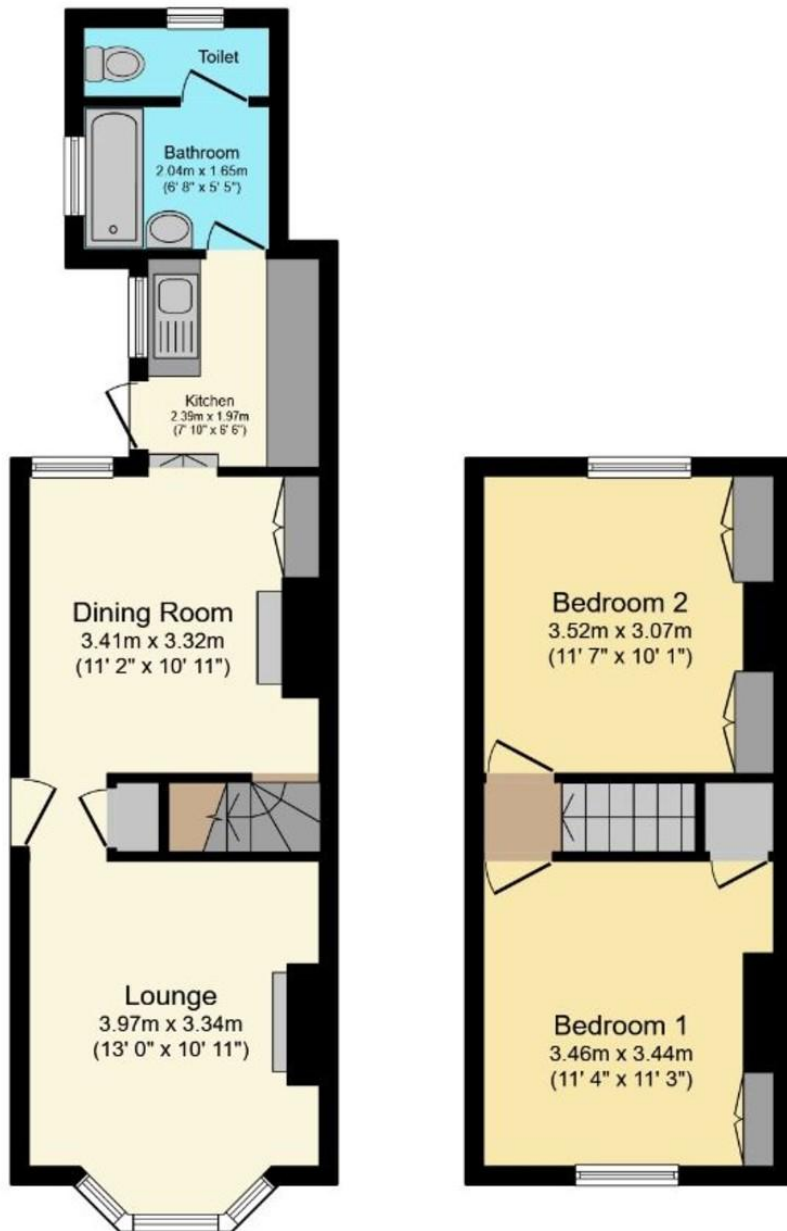
Double room with two built in cupboards.

COURTYARD GARDEN

COUNCIL TAX BAND D

EPC 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.