



Falcon Wood, Leatherhead, Surrey, KT22 7TF

Available 13th April

£1,650 pcm

Falcon Wood, Leatherhead, Surrey, KT22 7TF

- AVAILABLE 13 APRIL
- UNFURNISHED
- SEMI DETACHED HOUSE IN SMALL WELL KEPT DEVELOPMENT
- TWO BEDROOMS WITH FITTED WARDROBES
- FAMILY BATHROOM AND ENSUITE SHOWER ROOM
- KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- GARAGE AND DRIVEWAY PARKING
- GARDEN WITH PATIO
- WALKING DISTANCE TO LEATHERHEAD TOWN AND STATION



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Surrey, KT22 8DN

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THE PROPERTY

Two bedroom, two bathroom semi detached house located in small well kept development within walking distance of Leatherhead station and shops. Master bedroom with ensuite shower room, kitchen/breakfast room, gas central heating, garage and garden with patio.

FRONT DOOR TO

LIVING ROOM

With large understairs cupboard. Through to:

KITCHEN/BREAKFAST ROOM

With fridge, freezer, washer/dryer, electric oven, gas hob with extractor over, dishwasher,
Patio doors to garden and rear door to garage

FROM HALL STAIRS TO FIRST FLOOR

BEDROOM 1

Double room with double fitted wardrobes. Leading to:

EN SUITE SHOWER ROOM

With w.c, hand basin and large shower cubicle

BEDROOM 2

Small double room with fitted single wardrobe.

FAMILY BATHROOM

With w.c, hand basin and bath with hand-held shower over bath

GARAGE

With remote control doors
Parking for 3 cars on driveway

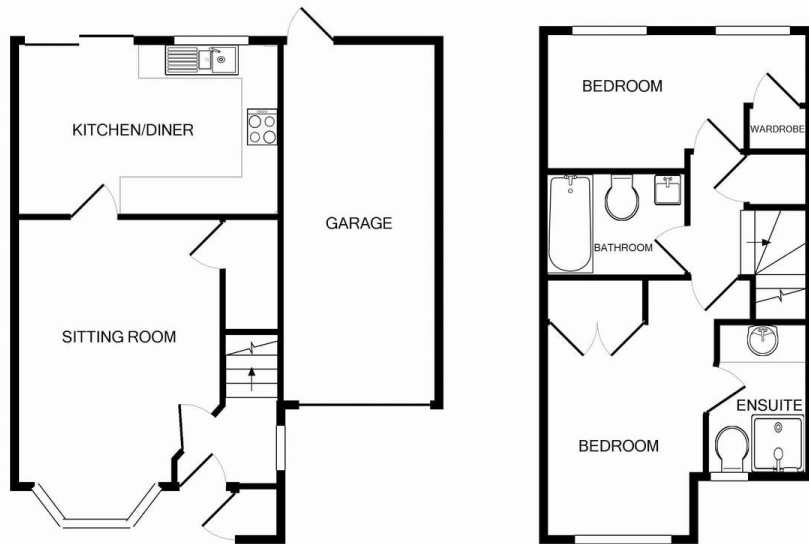
GARDEN

With patio area

COUNCIL TAX BAND D

EPC BAND C





Ground Floor
Approx. Floor
Area 514 Sq.Ft.
(47.8 Sq.M.)

1st Floor
Approx. Floor
Area 362 Sq.Ft.
(33.6 Sq.M.)

Total Approx. Floor Area 876 Sq.Ft. (81.4 Sq.M.)
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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.