



Teazlewood Park, LEATHERHEAD, Surrey, KT22 7JR

- AVAILABLE 8 JULY 2024
- UNFURNISHED
- GROUND FLOOR STUDIO FLAT
- KITCHEN AND UTILITY ROOM
- SEPERATE SHOWER ROOM
- GAS CENTRAL HEATING
- 'HIDE AWAY' BUILT IN PULL DOWN BED
- ALLOCATED PARKING SPACE
- CONVENIENT FOR LOCAL SHOPS
- SHORT WALK TO TOWN CENTRE AND STATION



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### THE PROPERTY

Ground floor studio flat situated close to shops and within a 10/15 minute walk of Leatherhead town centre and main line railway station. With separate kitchen, utility room and shower room, 'hide away' pull down bed and allocated parking

### FRONT DOOR TO

#### STUDIO ROOM

Opening to separate kitchen and utility area and with 'Hide away' built in pull down bed

#### KITCHEN

With modern fitted cupboards and gas hob, oven and sink plus draining board

#### UTILITY ROOM

With large airing cupboard and leading onto shower room

### SHOWER ROOM

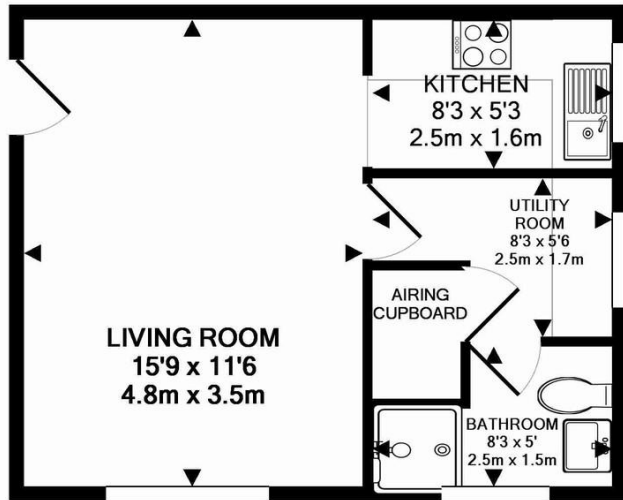
With shower cubicle, w.c. and basin

### ALLOCATED PARKING

Council Tax Band B

EPC Band C





TOTAL APPROX. FLOOR AREA 312 SQ.FT. (29.0 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.

