



Bridge Street, Leatherhead, Surrey, KT22 8BL

Available NOW

£1,350 pcm

Bridge Street, Leatherhead, Surrey, KT22 8BL

- AVAILABLE NOW
- UNFURNISHED
- MODERN TWO BEDROOM FIRST FLOOR APARTMENT
- BATHROOM AND ENSUITE SHOWER ROOM
- OPEN PLAN LIVING AREA
- KITCHEN WITH INTEGRATED APPLIANCES
- GAS CENTRAL HEATING
- PARKING AT REAR OF BUILDING
- WALKING DISTANCE OF LEATHERHEAD TOWN AND STATION
- CLOSE TO MAIN LINE STATION



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Surrey, KT22 8DN

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THE PROPERTY

Well presented two bedroom, two bathroom apartment in convenient location within walking distance of the town centre and close to Leatherhead main line station. Modern fitted kitchen and bathroom. Spacious open plan Kitchen /Living area. Parking at rear of property

COMMUNAL ENTRANCE HALL

With entry phone system leads to stairs and to the first floor.

PRIVATE FRONT DOOR

Leading to hallway with linen cupboard.

KITCHEN/LOUNGE/DINING ROOM

Large open plan room with kitchen down at one end, storage cupboard and ample space for a dining table and living area.

KITCHEN

With a range of modern wall and base units with integrated appliances.

MASTER BEDROOM

Double bedroom with built in cupboard and ensuite shower room.

ENSUITE SHOWER ROOM

With basin, wc and shower cubicle.

BEDROOM 2

Double bedroom.

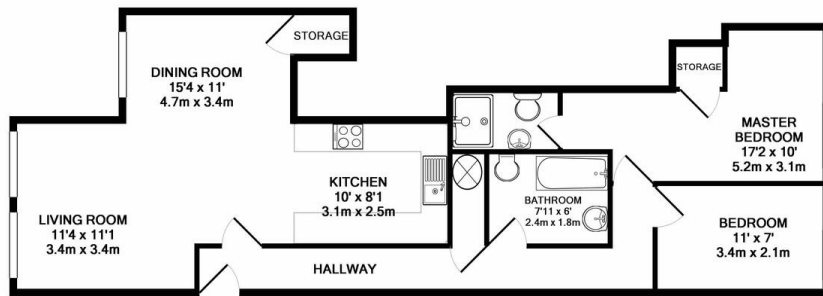
BATHROOM

With basin, wc and bath with shower over and glass screen.

COUNCIL TAX BAND C

EPC BAND C





TOTAL APPROX. FLOOR AREA 750 SQ.FT. (69.7 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.

