



Beechwood Park, Leatherhead, KT22 8NL

Available 1 June 2024

£1,875 pcm

**Beechwood Park, Leatherhead, KT22 8NL**

- AVAILABLE 1 JUNE 2024
- UNFURNISHED
- 2/3 BEDROOM TERRACED HOUSE
- LOCATED IN PRIVATE RESIDENTIAL ESTATE
- SPACIOUS SITTING/DINING ROOM
- FITTED KITCHEN WITH BREAKFAST BAR
- COURTYARD GARDEN
- GARAGE
- LOVELY COMMUNAL GARDENS
- CLOSE TO TOWN CENTRE AND MAIN LINE STATION



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### THE PROPERTY

Situated in a private residential estate this two/three bedroom terraced house offers spacious accommodation, private courtyard garden, garage, lovely communal gardens and with good access to Leatherhead town centre and main line station

### ENTRANCE HALL

Spacious entrance hall with two storage cupboards and cloaks W/C.

### KITCHEN

White gloss units with a range of appliances and views to the landscaped communal grounds.

### LOUNGE/DINER

Spacious lounge diner with double doors to the rear courtyard garden.

### BEDROOM ONE

Double bedroom with integrated wardrobes.

### BEDROOM TWO

Small double with integrated wardrobes.

### BATHROOM

White suite with shower over the bath, w/c, wash hand basin and towel rail.

### STUDY/BEDROOM THREE

Skylight and ideally suited to a home office.

### GARDEN

Courtyard rear garden with access to the garage block.

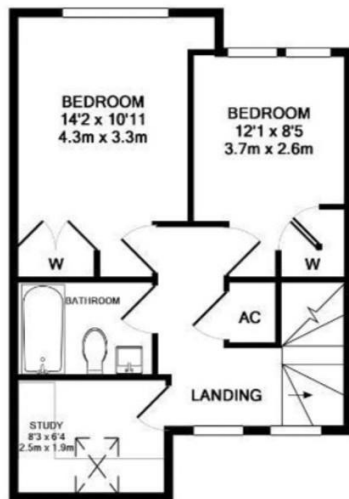
### Council Tax Band F

### EPC Band C





GROUND FLOOR  
APPROX. FLOOR  
AREA 465 SQ.FT.  
(43.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 410 SQ.FT.  
(38.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 875 SQ.FT. (81.2 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.

