



High Street, Leatherhead, Surrey, KT22 8AB

Available NOW

£1,100 pcm

High Street, Leatherhead, Surrey, KT22 8AB

- AVAILABLE NOW
- UNFURNISHED
- STUNNING GROUND FLOOR CONVERSION APARTMENT
- ONE DOUBLE BEDROOM
- TOWN CENTRE LOCATION
- 5 MINUTES WALK TO MAIN LINE STATION
- OPEN PLAN KITCHEN/LIVING SPACE
- CONTEMPORARY SHOWER ROOM
- VIDEO ENTRY SYSTEM
- HIGH SPECIFICATION THROUGHOUT



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THE PROPERTY

Stunning ground floor one bedroom conversion apartment in the heart of Leatherhead town centre and within 5 minutes' walk of the main line railway station with frequent services to London Waterloo and Victoria. The apartment features an open plan kitchen / living space, a stylish well-equipped kitchen, one double bedroom, shower room, video entry system and benefits from an excellent specification throughout

FRONT DOOR

OPEN PLAN KITCHEN/LIVING SPACE

With laminate flooring throughout

KITCHEN

Stylish kitchen with integrated appliances

SHOWER ROOM

With contemporary fittings

BEDROOM

Double bedroom

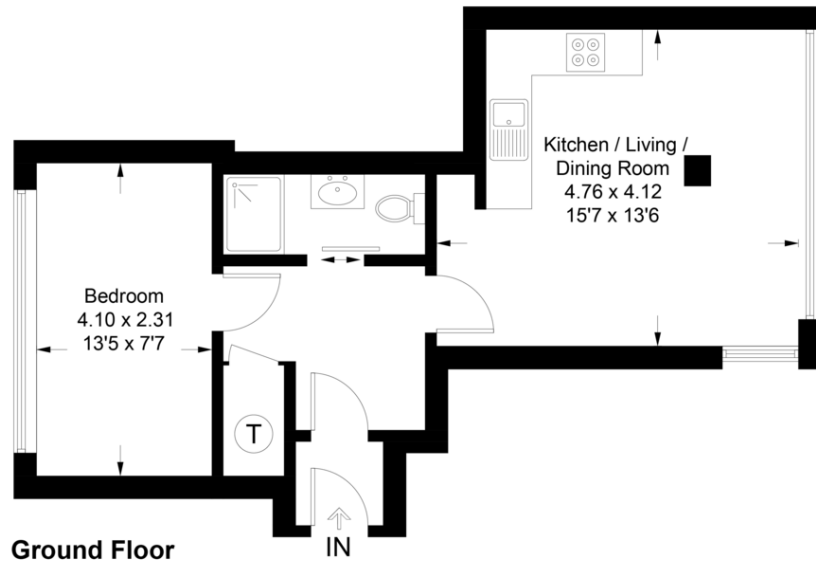
The property is conveniently situated on the pedestrianised High Street (parking after 6pm) close to coffee shops, supermarkets, theatre and Gyms. Leatherhead is close to Boxhill and the abundance of cycle routes as well as Norbury Park / Surrey Hills (Area of Outstanding Natural Beauty) and the River Mole for country walks.

EPC Band C

Council Tax Band B



Approximate Gross Internal Area = 39.7 sq m / 427 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID980811)
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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.

