



**patrick
gardner**
LETTINGS

Bridge Street, Leatherhead, KT22 8BW

Available mid-October

£1,350 pcm

Bridge Street, Leatherhead, KT22 8BW

- AVAILABLE MID OCTOBER
- UNFURNISHED
- TWO BEDROOM TOP FLOOR APARTMENT
- ELECTRIC HEATING
- BRIGHT AND SPACIOUS
- OFF STREET PARKING SPACE
- SINGLE GARAGE
- IDEAL LOCATION FOR THE TOWN AND TRAIN STATION



1-3 Church Street, Leatherhead
Surrey, KT22 8DN

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

Bright and spacious two bedroom top floor apartment with off street parking and ideally located for Leatherhead Town centre and train station.

ENTRANCE HALL

Spacious entrance hall.

RECEPTION ROOM

Good size reception room with large window overlooking the river.

KITCHEN

Fitted kitchen with fridge/freezer, washing machine, freestanding cooker and a range of storage units.

BEDROOM ONE

Double bedroom with built in wardrobes.

BEDROOM TWO

Double bedroom with built in wardrobe.

BATHROOM

White suite with bath, shower cubicle, wash hand basin, wc and heated towel rail.

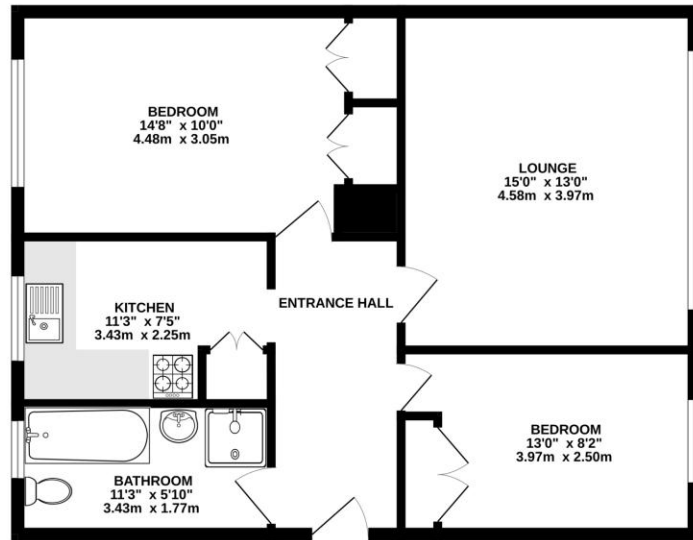
Parking space and single garage.

Energy Rating – TBC

Council Tax Band - D



THIRD FLOOR
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA - 692 sq.ft. (64.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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.
Made with Metropix (2023)

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.

