



Bay Tree Avenue, Leatherhead, KT22 7UG

Available 19<sup>th</sup> December 2024

£1,300 pcm

## Bay Tree Avenue, Leatherhead, KT22 7UG

- AVAILABLE 19<sup>th</sup> DECEMBER 2024
- UNFURNISHED
- ONE BEDROOM 3RD FLOOR APARTMENT
- HIGH QUALITY FINISH THROUGHOUT
- POPULAR RECENT DEVELOPMENT

- PARKING SPACE WITH ELECTRIC CAR CHARGING POINT
- WALKING DISTANCE OF LEATHERHEAD TOWN CENTRE AND STATION
- BALCONY
- COUNCIL TAX BAND C
- EPC RATING B



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### THE PROPERTY

Outstanding one bedroom apartment with balcony just a few moments walk of Leatherhead Town centre and train station. The property benefits from a high quality finish throughout, a range of integrated appliances and an allocated parking space with electric car charging point.

### ENTRANCE HALL

with integrated storage cupboard.

### OPEN PLAN LIVING/KITCHEN

Open plan living space to kitchen with integrated washer dryer, fridge/freezer, dishwasher, electric oven and gas hob with extractor hood. Access to balcony.

### BEDROOM

Double bedroom with integrated wardrobe.

### BATHROOM

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

### BALCONY

Rear facing balcony.

### PARKING

Allocated parking space with electric car charging point.

### COUNCIL TAX

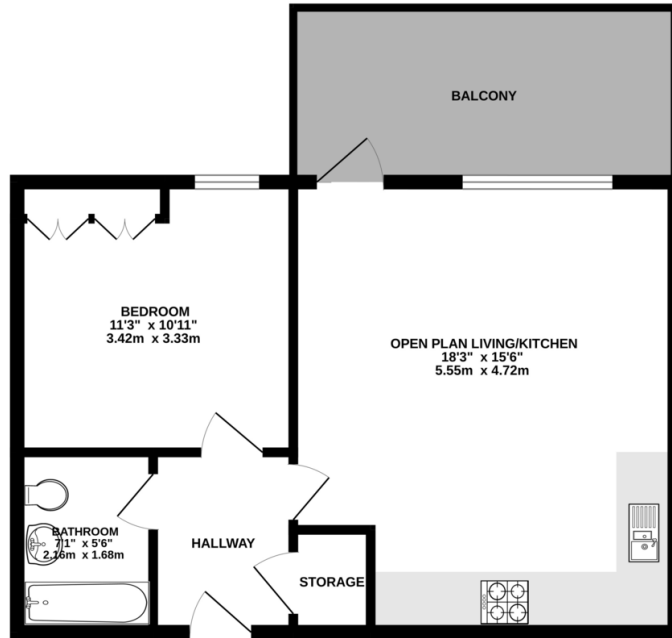
BAND C

### EPC RATING

B



THIRD FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 487 sq.ft. (45.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.

