



Garlands Road, Leatherhead, Surrey, KT22 7XL

Available NOW

£1,600 pcm

Garlands Road, Leatherhead, Surrey, KT22 7XL

- AVAILABLE NOW
- UNFURNISHED
- LOVELY TWO BEDROOM, TWO BATHROOM APARTMENT
- LOCATED IN ATTRACTIVE WELL REGARDED DEVELOPMENT
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- BATHROOM AND EN SUITE SHOWER ROOM
- LIVING/DINING ROOM WITH JULIETTE BALCONY
- ALLOCATED PARKING
- WELL MAINTAINED COMMUNAL GROUNDS
- WALKING DISTANCE OF TOWN CENTRE AND STATION



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## THE PROPERTY

Lovely two bedroom two bathroom first floor apartment set in attractive, well regarded development within walking distance of Leatherhead town centre and main line station. With secure parking and well maintained attractive communal gardens.

### FRONT DOOR TO HALLWAY

With two storage cupboards and doors to:

### LIVING/DINING ROOM

With Juliette balcony overlooking the communal grounds

### KITCHEN

Bright fitted kitchen with a range of base and wall units and integrated appliances

### BEDROOM 1

With double fitted wardrobes. Leading to:

### ENSUITE SHOWER ROOM

With double shower unit

### BEDROOM 2

With fitted wardrobe

### BATHROOM

Modern white suite with hand basin, w.c and bath with shower over

### ATTRACTIVE COMMUNAL GROUNDS

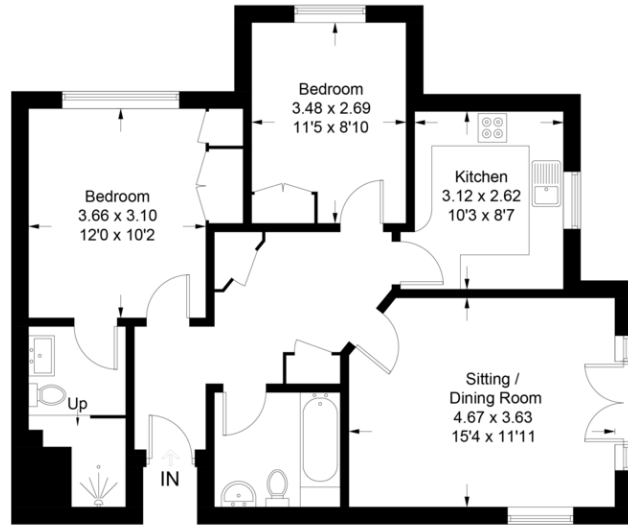
### ALLOCATED PARKING

### EPC Band C

### Council Tax Band E



Approximate Gross Internal Area = 71.0 sq m / 764 sq ft



### First Floor

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. (ID875462)  
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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.

