



Garlands Road, Leatherhead, Surrey, KT22 7EX

Available NOW

£1,650 pcm

Garlands Road, Leatherhead, Surrey, KT22 7EX

- AVAILABLE NOW
- UNFURNISHED
- BRAND NEW TWO BEDROOM, TWO BATHROOM GROUND FLOOR APARTMENT
- IMPRESSIVE OPEN PLAN KITCHEN/LIVING/DINING AREA
- BIFOLD DOORS TO GARDEN
- BATHROOM AND EN SUITE SHOWER ROOM
- CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ELECTRIC HEAT SOURCE HEATING
- GARDEN WITH PAVED TERRACE AREA AND SHED
- WALKING DISTANCE OF TOWN AND STATION



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

Tel 01372 360444

[lettings@patrickgardner.com](mailto:lettings@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

### THE PROPERTY

Impressive brand new two bedroom two bathroom ground floor apartment located within walking distance of Leatherhead town centre and main line station. Spacious and light open plan kitchen/dining/living area with bifold doors to garden, modern fitted kitchen with integrated appliances, bathroom and en suite shower room with contemporary fixtures and fittings and garden with paved area and shed

### FRONT DOOR TO HALLWAY

With double storage cupboard and doors to:

### OPEN PLAN KITCHEN LIVING/DINING/ AREA

impressive, contemporary space with bifold doors to garden

### KITCHEN AREA

Modern fitted kitchen with integrated appliances

### MASTER BEDROOM

With double fitted wardrobes and door leading to:

### EN SUITE SHOWER ROOM

Contemporary fixtures and fittings and large shower unit

### BEDROOM 2

### BATHROOM

With contemporary fixtures and fittings

### GARDEN

With paved terrace area and shed

### ALLOCATED PARKING SPACE

### ELECTRIC CHARGING POINT

Council Tax Band B

EPC Band B





Approximate Gross Internal Area = 79.0 sq m / 850 sq ft  
Outbuilding = 2.0 sq m / 21 sq ft  
Total = 81.0 sq m / 871 sq ft



Ground 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. (ID1013050)  
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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.

