



Kingston Avenue, LEATHERHEAD, Surrey, KT22 7HY

Available 12<sup>th</sup> July 2024

£950 pcm

Kingston Avenue, LEATHERHEAD, Surrey, KT22 7HY

- AVAILABLE 12 JULY 2024
- UNFURNISHED
- GROUND FLOOR STUDIO APARTMENT
- SEPERATE BATHROOM AND KITCHEN
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ELECTRIC STORAGE
- DOUBLE GLAZING
- NEUTRAL DECOR
- ALLOCATED PARKING SPACE
- SHORT WALK TO TOWN CENTRE AND STATION



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### THE PROPERTY

Ground floor studio apartment conveniently situated only a short walk from Leatherhead town centre and main line station. With electric heating, double glazing and one allocated car parking space

### FRONT DOOR

With security Entry phone

### INNER COMMUNAL ENTRANCE HALL

### PRIVATE FRONT DOOR

### STUDIO ROOM

With electric night storage heater and doorway to:

### KITCHEN

With fitted wall and base units cooker, fridge freezer and washing machine

### LOBBY AREA

With space for hanging coats, built in double cupboard with hanging rail and further cupboard under. Airing cupboard

### BATHROOM

White suite with basin, w.c, chrome electric towel rail and bath with electric shower unit over

### ALLOCATED PARKING SPACE

### EPC BAND D

### COUNCIL TAX BAND B





## **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.