



Queen Annes Terrace, Leatherhead, KT22 7HR

Available 17 June 2024

£2,100 pcm

Queen Annes Terrace, Leatherhead, KT22 7HR

- AVAILABLE NOW
- FURNISHED OPTIONAL
- TWO BEDROOM MID TERRACE HOUSE
- THROUGH LIVING DINING ROOM
- SPACIOUS KITCHEN
- BASEMENT ROOM
- GARDEN WITH DECKING AREA
- SEPARATE GAZEBO AT END OF THE GARDEN
- CLOSE TO LEATHERHEAD TOWN CENTRE
- WALKING DISTANCE TO MAIN LINE STATION



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

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

Two bedroom Victorian house with basement/snug room presented to a high standard throughout. The property is located in a sought after road, close to Leatherhead town centre and shops

HALLWAY

Hallway leads to an open plan living and dining room

RECEPTION ROOM

With bay window and feature fireplace

DINING ROOM

KITCHEN

Contemporary kitchen with a range of wall and base units and a range of integrated appliances with french doors leading out to the garden. From the kitchen a door and stairs lead down to a basement room/snug

BASEMENT ROOM

With a window

STAIRS TO FRIST FLOOR

BEDROOM 1

Double bedroom with a feature fireplace fitted cupboards

BEDROOM 2

Double bedroom with feature fireplace

BATHROOM

GARDEN

With decked seating area and separate gazebo at the end of the garden

EPC BAND E

COUNCIL TAX BAND D



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Approximate Area = 1131 sq ft / 105 sq m
Approx. Garden Length = 51'6 (15.7)
For identification only - Not to scale



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.

