



Gravel Hill, Leatherhead, Surrey, KT22 7HG

Available Early August

£1,245 pcm

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- AVAILABLE EARLY AUGUST
- UNFURNISHED
- CHARACTER LOWER GROUND FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- MODERN BATHROOM WITH DOUBLE SHOWER UNIT
- CHARACTER LIVING ROOM WITH WOOD LAMINATE FLOORING
- TOWN CENTRE LOCATION
- WALKING DISTANCE OF MAIN LINE STATION
- DELIGHTFUL WALLED COURTYARD GARDEN
- ON STREET PARKING



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Surrey, KT22 8DN

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THE PROPERTY

Spacious, character one bedroom lower ground floor apartment located at the end of a no through road in the centre of Leatherhead. Spacious living room with wood laminate flooring, modern bathroom with double walk in shower, delightful walled courtyard garden and within walking distance of Leatherhead main line station and local shops, restaurants, theatre and all amenities.

COMMUNAL ENTRANCE HALL

Private front door to:

Lobby: With stairs to:

Spacious private entrance hall: With two built in cupboards

BATHROOM

Modern white suite with hand basin, w.c and double shower cubicle

DOUBLE BEDROOM

With double doors to Small patio area

LIVING ROOM

Lovely spacious room with wood laminate flooring, fireplace

housing a gas fire and double French doors leading to courtyard garden

KITCHEN/BREAKFAST ROOM

Slightly L shaped with room for a table and overlooking the courtyard garden. With a range of fitted floor and wall units and with oven and gas hob

COURTYARD PATIO GARDEN

With built in flower beds and room for a garden table & chairs

ON STREET PARKING

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

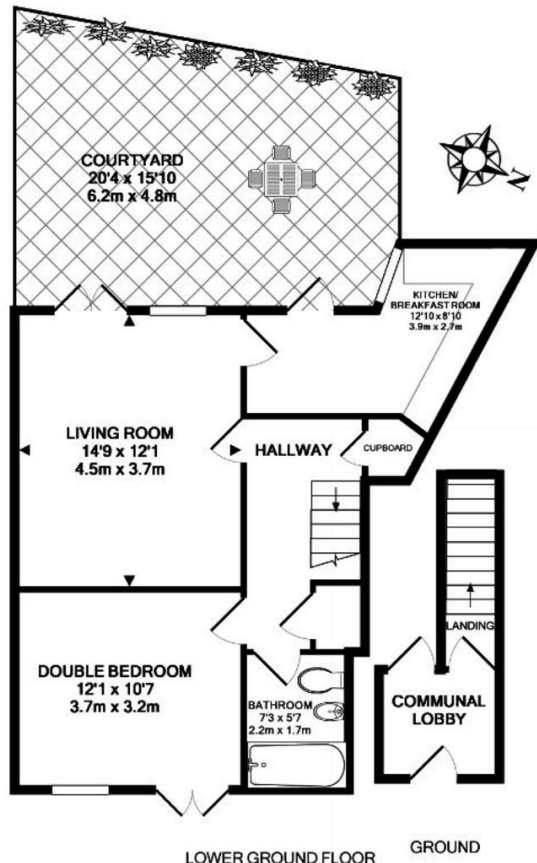
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

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.



LOWER GROUND FLOOR GROUND

TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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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