



The Crescent, Leatherhead, KT22 8EE

Available 19 August 2024

£1,650 pcm

The Crescent, Leatherhead, KT22 8EE

- AVAILABLE 19 AUGUST 2024
- UNFURNISHED
- DELIGHTFUL TWO BEDROOM MAISONETTE
- SPACIOUS FITTED KITCHEN
- LIVING ROOM WITH DOORS TO GARDEN
- MASTER BEDROOM WITH FITTED WARDROBES
- LOVELY GARDEN WITH PATIO AND SHED
- STAIRS TO BASEMENT
- GARAGE PARKING
- WALKING DISTANCE OF TOWN AND STATION



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THE PROPERTY

Delightful two bedroom maisonette with patio and enclosed garden located within walking distance of Leatherhead town centre and station. Attractive living room with doors to garden, master bedroom with double fitted wardrobes, spacious fitted kitchen, cellar and garage parking

PRIVATE FRONT DOOR TO HALLWAY

Doors to:

KITCHEN

Spacious fitted kitchen with integrated appliances leading through to :

LIVING ROOM

With wood flooring and doors to patio and garden

BATHROOM

White suite with bath, shower screen and shower over

BEDROOM 2

With door to garden

MASTER BEDROOM

With double fitted wardrobes

STAIRS DOWN TO

Basement area

PATIO AND GARDEN

Lovely enclosed garden with patio area and shed

GARAGE PARKING

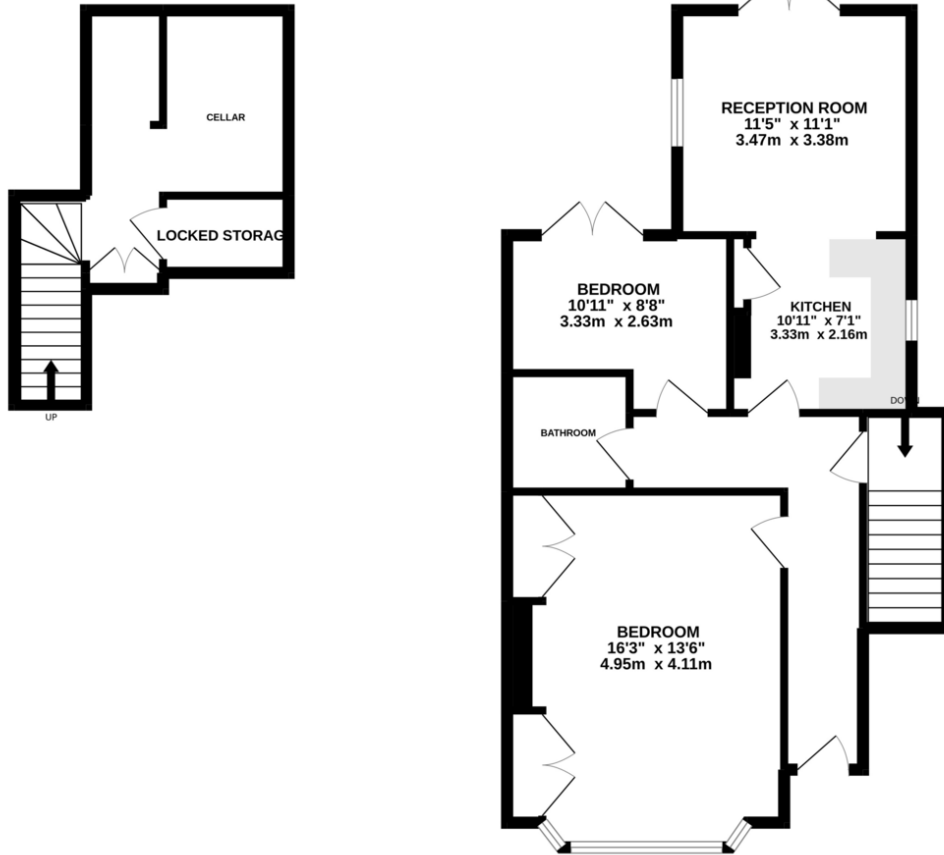
Council Tax Band C

EPC Band D



BASEMENT
164 sq.ft. (15.2 sq.m.) approx.

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix 12/2022

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.

