



Highlands Road, Leatherhead, Surrey, KT22 8ND

Available NOW

£1,100 pcm

Highlands Road, Leatherhead, Surrey, KT22 8ND

- UNFURNISHED
- AVAILABLE NOW
- FIRST FLOOR ONE BEDROOM APARTMENT
- LOCATED IN POPULAR RESIDENTIAL ROAD
- REFURBISHED THROUGHOUT
- BRAND NEW KITCHEN
- NEW CARPETS
- SHOWER ROOM
- WALKING DISTANCE OF TOWN AND STATION
- PERMIT PARKING



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## THE PROPERTY

Newly refurbished one bedroom first floor apartment located in popular residential road within walking distance of Leatherhead town centre and main line station. Decorated throughout with a brand new fitted kitchen and new carpets. Permit Parking. Suitable for single occupant.

## STAIRS TO FIRST FLOOR

### LANDING

DOORS TO:

### BEDROOM

With new carpet and neutral decor

### LIVING ROOM

With new carpet, storage cupboard and wall shelving.  
Through to:

### KITCHEN

Brand new fitted kitchen with integrated appliances

## SHOWER ROOM

Modern white suite with shower enclosure and laminate flooring

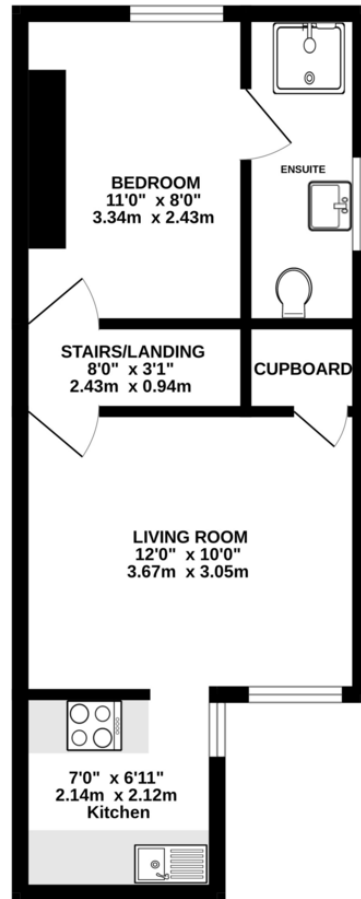
## PERMIT PARKING

EPC Band D

Council Tax Band B



GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



## 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.

