



Woodvill Road, Leatherhead, KT22 7BJ

Available NOW

£1425 pcm

Woodvill Road, Leatherhead, KT22 7BJ

- AVAILABLE NOW
- UNFURNISHED
- PRIVATE GARDEN
- LARGE ONE BEDROOM
- BRAND NEW KITCHEN
- REFURBISHED BATHROOM
- FULLY REDECORATED AND RECARPETED
- ALLOCATED PARKING SPACE
- WITHIN SHORT WALK OF TOWN CENTRE
- WALKING DISTANCE TO MAINLINE STATION



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### THE PROPERTY

Light and spacious ground floor one bedroom apartment with private garden. Brand new kitchen, refurbished bathroom, new carpets throughout and fully redecorated. One allocated parking space and within walking distance to mainline station and Leatherhead town centre.

### LIVING ROOM

Large bright living room, with double doors to private garden.

### BEDROOM

Large double bedroom with bay window.

### BATHROOM

White suite with wc, hand basin and bath with shower over and shower screen.

### KITCHEN

Brand new kitchen with under counter fridge, under counter freezer, gas hob, electric oven, extractor hood, and dishwasher.

### CUPBOARD

Washing machine located in hallway cupboard.

### GARDEN

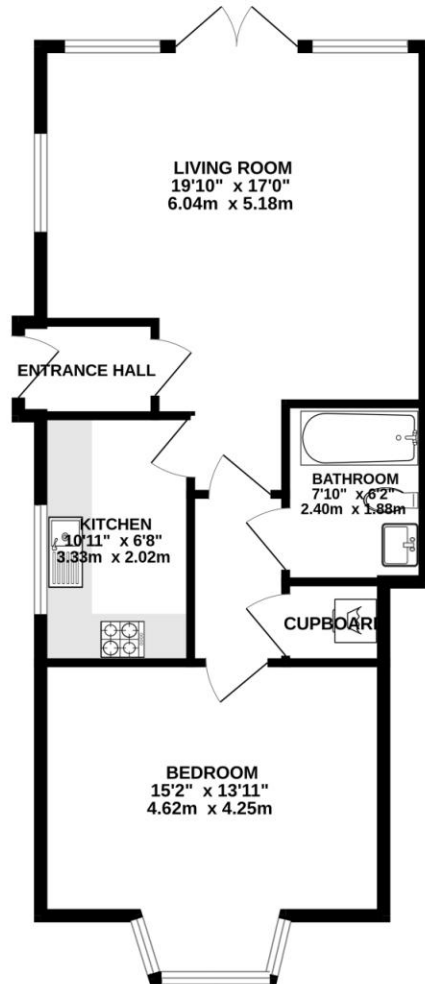
### ONE ALLOCATED PARKING SPACE

### COUNCIL TAX BAND C

### EPC BAND C



GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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.

