



Kingston Road, Leatherhead, KT22 7NX

Available NOW

£1,650 pcm

Kingston Road, Leatherhead, KT22 7NX

- AVAILABLE NOW
- UNFURNISHED
- SEMI-DETACHED HOUSE
- 2 DOUBLE BEDROOMS
- NEWLY REDECORATED THROUGHOUT
- NEW CARPETS
- NEW KITCHEN
- NEW BATHROOM
- NEWLY LANDSCAPED GARDEN
- CLOSE TO LEATHERHEAD TOWN CENTRE & MAINLINE STATION



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### THE PROPERTY

Semi-detached house with two double bedrooms. Newly redecorated throughout with new carpets, new kitchen and bathroom. Newly landscaped garden. On road parking. Close to Leatherhead town centre and mainline station.

### FRONT DOOR

To lobby area with stairs up to first floor.

### LOUNGE

With feature fireplace.

### DINING ROOM

Leading into kitchen.

### KITCHEN

With a range of wall and base units, gas hob, electric oven, under counter fridge/freezer and washing machine. Door to the garden area and door to bathroom.

### BATHROOM

With basin and vanity unit, wc and bath with shower over with glass screen.

### STAIRS TO FIRST FLOOR

### BEDROOM 1

Double bedroom.

### BEDROOM 2

Double room.

### GARDEN

With patio area and grass.

### COUNCIL TAX BAND C

### EPC BAND D



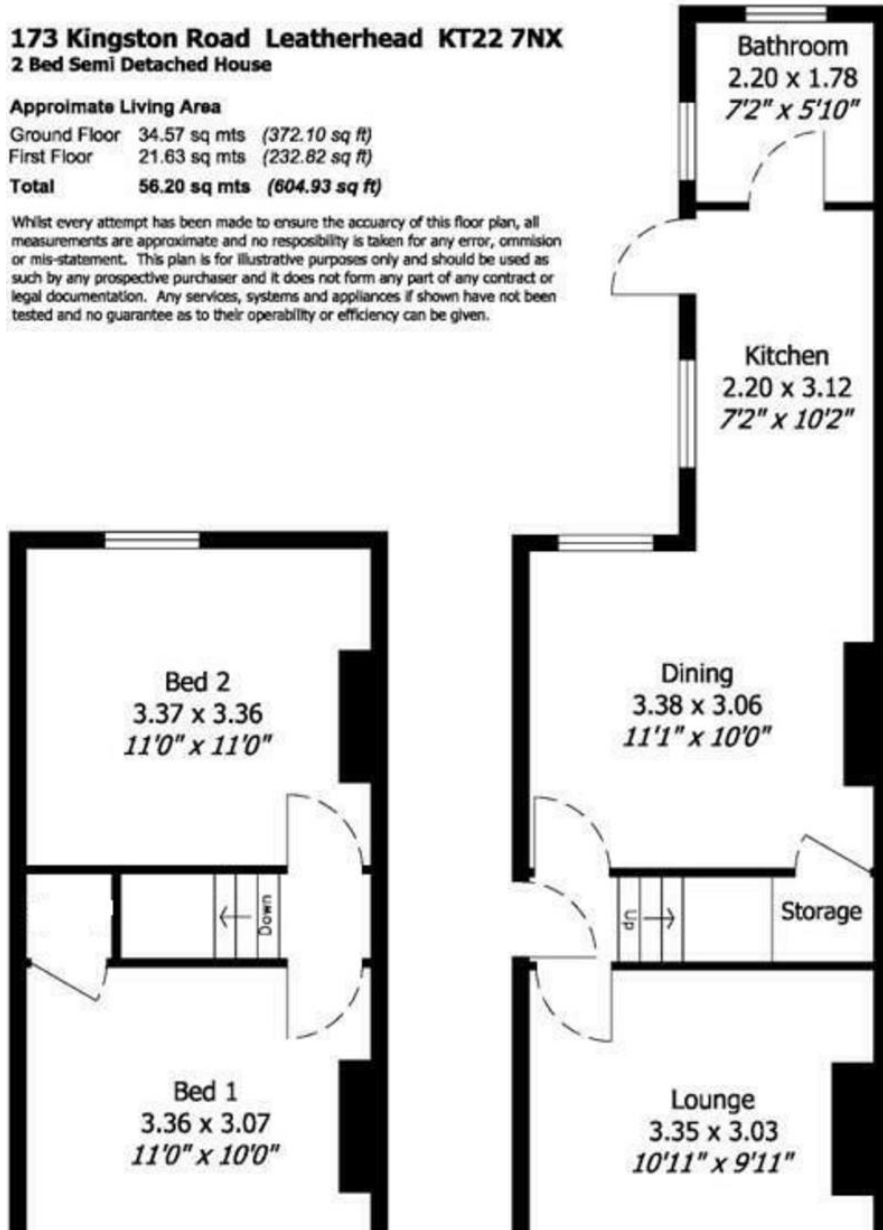


**173 Kingston Road Leatherhead KT22 7NX**  
**2 Bed Semi Detached House**

**Approximate Living Area**

Ground Floor	34.57 sq mts	(372.10 sq ft)
First Floor	21.63 sq mts	(232.82 sq ft)
<b>Total</b>	<b>56.20 sq mts</b>	<b>(604.93 sq ft)</b>

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements 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 and it does not form any part of any contract or legal documentation. Any services, systems and appliances if shown have not been tested and no guarantee as to their operability or efficiency can be given.



**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.

