



Church Street, Leatherhead, Surrey, KT22 8DE

Available NOW

£1,250 pcm

## Church Street, Leatherhead, Surrey, KT22 8DE

- AVAILABLE NOW
- UNFURNISHED
- LUXURY SECOND FLOOR APARTMENT
- LIFT ACCESS
- DOUBLE BEDROOM WITH FITTED WARDROBES
- NEW BATHROOM
- LARGE WINDOWS AND HIGH CEILINGS
- CONVENIENTLY LOCATED FOR THE TOWN
- PARKING AVAILABLE BY SEPARATE NEGOTIATION
- WITHIN WALKING DISTANCE OF STATION



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### THE PROPERTY

Newly refurbished one bedroom second floor apartment conveniently located in the town centre, within walking distance of Leatherhead station. Offering open plan living, new contemporary kitchen and bathroom and modern fixtures and fittings.

Accessed from Church Street, the front door of the property is led from a passage. Opening up to a large communal hallway with lift access. Stairs also rising to the second floor and flat entrance.

### HALLWAY

Cupboard with double doors housing the washing machine. Door leading to

### KITCHEN

Fitted kitchen with a range of units and integrated AEG appliances. Under counter fridge and separate freezer, dishwasher, hob and oven.

### BEDROOM

Light and bright double bedroom with fitted wardrobes.

### BATHROOM

Fully fitted bathroom suite, with shower over bath. Freestanding basin and toilet.

### EPC

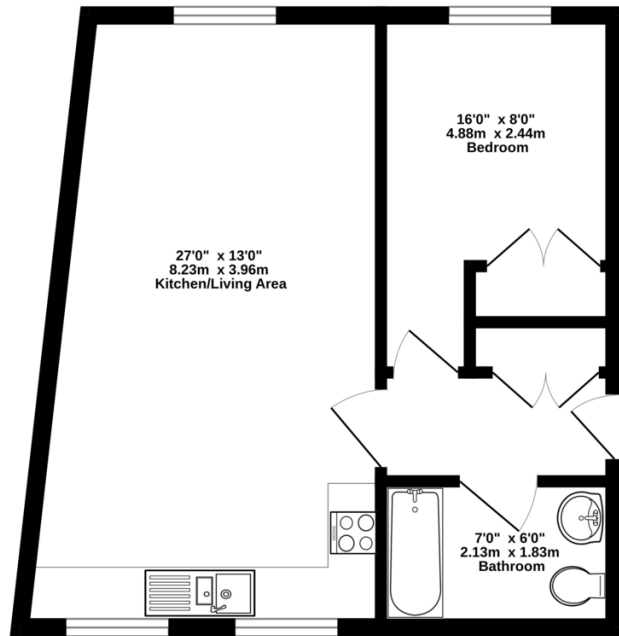
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### COUNCIL TAX BAND

TBC



## SECOND FLOOR



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.  
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## 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.

