



Church Gardens, Kingston Road , LEATHERHEAD, Surrey, KT22 7PS

Available NOW

£1,375 pcm

Church Gardens, Kingston Road , LEATHERHEAD, Surrey, KT22 7PS

- AVAILABLE NOW
- UNFURNISHED
- SEMI DETACHED BUNGALOW
- NEWLY REDECORATED THROUGHOUT
- ONE DOUBLE BEDROOM
- MODERN KITCHEN AND BATHROOM
- LAMINATE FLOORING THROUGHOUT
- GARDEN
- WITHIN WALKING DISTANCE OF STATION AND TOWN CENTRE
- ONE ALLOCATED PARKING SPACE



1-3 Church Street, Leatherhead  
Surrey, KT22 8DN

Tel 01372 360444

[lettings@patrickgardner.com](mailto:lettings@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

### THE PROPERTY

One bedroom semi detached bungalow within walking distance of Leatherhead town centre and station. Fully redecorated throughout with modern kitchen and bathroom. Garden. One allocated parking space.

### FRONT DOOR

Leading into kitchen/diner

### KITCHEN/DINER

With a range of wall and base units electric hob and oven, washing machine and freestanding fridge/freezer.

### LIVING ROOM

With bay window looking out onto the front of the property.

### BEDROOM

Double room with fitted cupboards and door out into the garden.

### BATHROOM

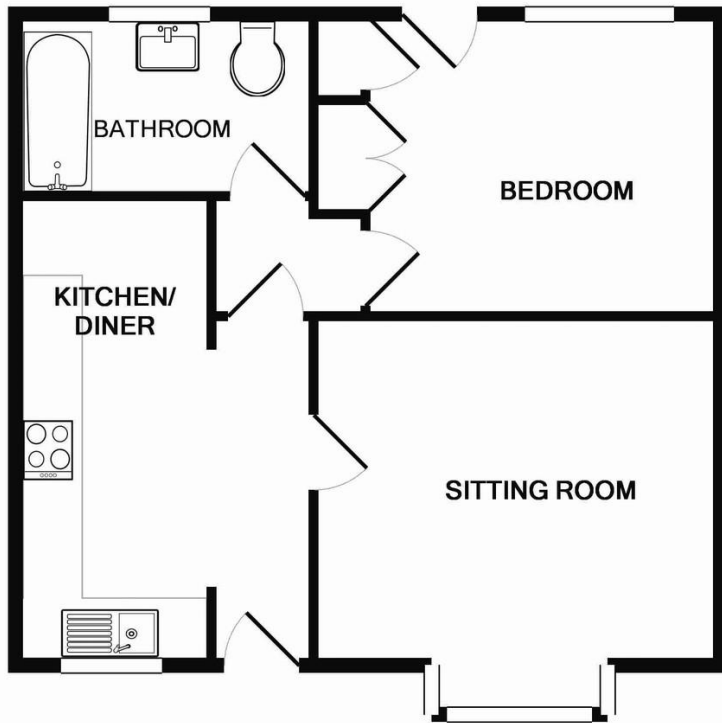
With white suite wc, basin and bath with shower over and glass screen.

### GARDEN

### COUNCIL TAX BAND C

### EPC BAND D





TOTAL APPROX. FLOOR AREA 46.8 SQ.M. (503 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2010

## **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.

