



Tanner House, Leatherhead, KT22 7GS

Available Mid-February

£1,650 pcm

## Tanner House, Leatherhead, KT22 7GS

- AVAILABLE MID-FEBRUARY
- UNFURNISHED
- CONTEMPORARY SECOND FLOOR TWO BEDROOM APARTMENT
- BATHROOM
- UNDERFLOOR HEATING

- HIGH CEILINGS
- KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN KITCHEN / LIVING AREA
- ALLOCATED PARKING
- CLOSE TO LEATHERHEAD TOWN CENTRE AND MAIN LINE STATION



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### THE PROPERTY

Contemporary two-bedroom, one bathroom second floor apartment with a high specification interior and close to Leatherhead town centre and main line station. With underfloor heating, open plan kitchen / living area, modern kitchen with integrated appliances and allocated parking.

### FRONT DOOR TO HALLWAY

With storage cupboard / cloaks cupboard housing boiler

### OPEN PLAN KITCHEN / LIVING AREA

### KITCHEN

Contemporary fitted kitchen with integrated appliances

### LIVING AREA

Double aspect room with wood laminate flooring and contemporary fittings

### BEDROOM ONE

Double room with neutral décor. Leading to:

### BEDROOM TWO

Double bedroom with neutral decor

### BATHROOM

Contemporary bathroom suite with shower over bath


### COUNCIL TAX BAND D

### EPC BAND B



Approximate Gross Internal Area = 68.6 sq m / 738 sq ft



 = Reduced headroom below 1.5m / 5'0"



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID381411)  
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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.

