



Bay Tree Avenue, Leatherhead, KT22 7UG

Available Mid-January

£1,650 pcm

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- AVAILABLE MID-JANUARY
- UNFURNISHED
- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LUXURY BATHROOM

- AVAILABILITY OF EV CHARGING POINTS
- SECURE VIDEO ENTRY SYSTEM
- RESIDENTS PARKING
- COMMUNAL GARDENS
- EASY WALK TO LEATHERHEAD TOWN CENTRE
& MAINLINE STATION



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

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

Two-bedroom ground floor modern apartment in sought after Leatherhead residence with secure video entry system, residents parking and communal gardens. Close to the town centre and a short walk to the mainline station.

FRONT DOOR

Leading into hallway

LIVING ROOM/KITCHEN

Double aspect living/dining area with modern kitchen.

KITCHEN

With a range of wall and base units with an integrated fridge/freezer and dishwasher.

BEDROOM 1

Double room with built-in wardrobe.

BEDROOM 2

Double room with built-in wardrobe.

BATHROOM

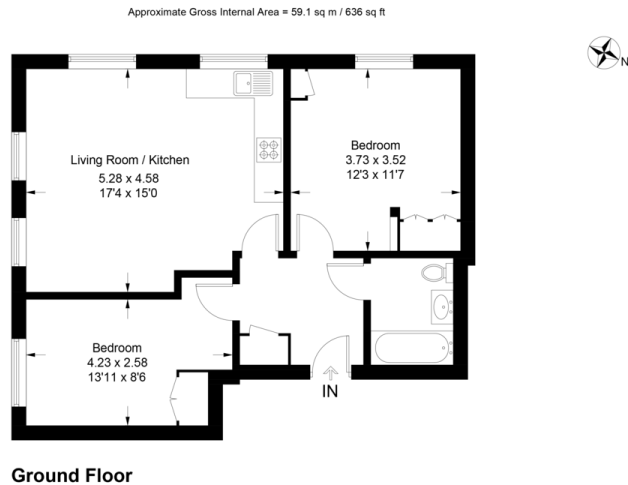
Modern bathroom with white suite basin, wc and bath with shower over and glass screen.

ALLOCATED PARKING

COUNCIL TAX BAND C

EPC BAND C





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. (ID1147260)
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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.