



Lavender Close, Leatherhead, KT22 8LE

Available 23 March 2024

£1,575 pcm

Lavender Close, Leatherhead, KT22 8LE

- AVAILABLE 23 MARCH 2024
- **FULLY FURNISHED**
- GROUND FLOOR TWO BEDROOM APARTMENT
- LOCATED IN PRESTIGIOUS MANSION CONVERSION
- ENSUITE SHOWER ROOM AND MAIN BATHROOM
- TALL CEILINGS THROUGHOUT
- MEZZANINE FLOOR FOR STUDY/OFFICE AREA
- OAK FLOORING
- TWO ALLOCATED PARKING SPACES
- MATURE PARKLAND GROUNDS



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

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

FULLY FURNISHED ground floor two bedroom, two bathroom apartment located in a prestigious mansion conversion set in mature parkland grounds in a sought after area of Leatherhead. The property benefits from tall ceilings throughout giving a sense of space, a mezzanine floor which can be used as an office/study, fully fitted kitchen, solid oak flooring, two allocated parking spaces and landscaped communal gardens.

FRONT DOOR TO HALLWAY

With cloaks cupboard and airing cupboard. Doors to:

DUAL ASPECT LIVING ROOM

Leading to:

MEZZANINE AREA

Suitable for use as a study/office

KITCHEN

Fully fitted kitchen with integrated appliances and breakfast bar with stools

MASTER BEDROOM

With fitted wardrobe and white storage cupboards. Leading to:

EN SUITE SHOWER ROOM

BEDROOM 2

With fitted wardrobe

FAMILY BATHROOM

With white bathroom suite

TWO ALLOCATED PARKING SPACES

EXTENSIVE COMMUNAL PARK GROUNDS

EPC BAND C

COUNCIL TAX BAND E





GROUND FLOOR
APPROX. FLOOR
AREA 671 SQ.FT.
(62.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 71 SQ.FT.
(6.6 SQ.M.)

Patrick Gardner

TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

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 ©2018

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.

