



Station Road, Leatherhead, Surrey, KT22 7RR

Available 17 April 2024

£1200 pcm

Station Road, Leatherhead, Surrey, KT22 7RR

- AVAILABLE 17 APRIL 2024
- UNFURNISHED
- SECOND FLOOR ONE BEDROOM FLAT
- LOCATED IN WELL REGARDED DEVELOPMENT
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- WHITE BATHROOM SUITE
- LIFT SERVICE
- VIDEO ENTRYPHONE
- ALLOCATED PARKING
- A SHORT WALK TO TOWN CENTRE AND STATION



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

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

One bedroom second floor apartment located in well regarded and maintained development and within walking distance of Leatherhead town centre and main line station. With bright and spacious accommodation, gas central heating, lift service, video Entryphone and one allocated parking space

HALL

With fitted cupboard
Doors to:

LIVING ROOM

With views and a South west aspect

BATHROOM

With modern white bathroom suite

KITCHEN

Modern fitted kitchen with a range of base and wall units and integrated appliances

BEDROOM

With double fitted, mirrored wardrobes

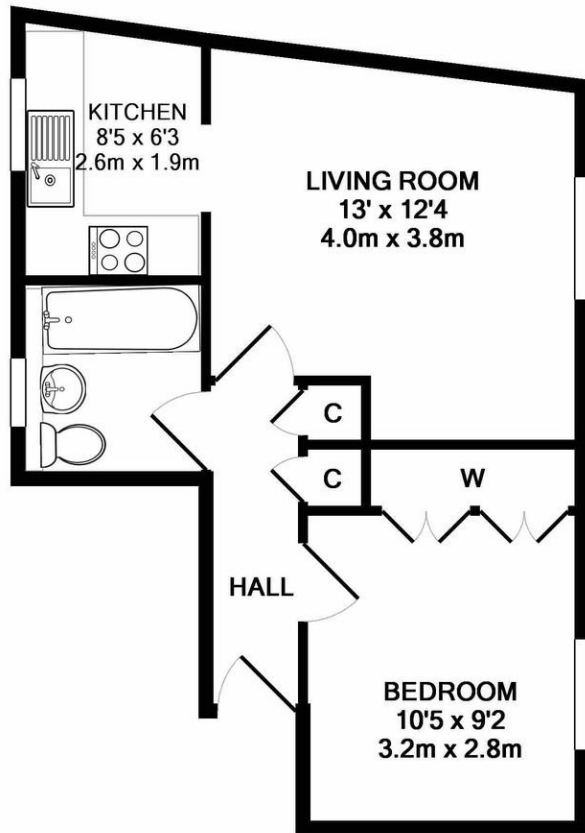
ALLOCATED PARKING AND VISITORS PARKING

COMMUNAL GROUNDS

EPC Band C

Council Tax Band C





TOTAL APPROX. FLOOR AREA 388 SQ.FT. (36.1 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 debit card or 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, Van Mildert. 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.

