



Kingston Road, Leatherhead, Surrey, KT22 7SF

Available 7 MARCH 2024

£1050 pcm

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- AVAILABLE 7 MARCH 2024
- UNFURNISHED
- ONE BEDROOM GROUND FLOOR FLAT
- CLOSE TO TOWN CENTRE AND MAIN LINE TRAIN STATION
- ELECTRIC HEATING
- ENTRYPHONE
- FITTED WARDROBES
- WHITE BATHROOM SUITE
- NEUTRAL DECOR
- ALLOCATED PARKING SPACE



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

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

One bedroom ground floor flat conveniently located within walking distance of Leatherhead Town Centre and Main Line Station. With modern fitted kitchen with breakfast bar, electric heating, entry phone and one allocated parking space.

HALLWAY

OPEN PLAN KITCHEN/LIVING AREA

19' 08" x 12' 09" (5.99m x 3.89m)

With neutral décor and large window

KITCHEN

Fitted with a range of units and with washer/dryer, dishwasher, fridge freezer and breakfast bar.

BEDROOM

11' 06" x 11' 02" (3.51m x 3.4m) With fitted wardrobe.

BATHROOM

Modern white bathroom suite with fitted shower, w.c and hand basin

ALLOCATED PARKING SPACE

EPC Band D

Council Tax Band B





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, 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.