



42 Upper Fairfield Road, Leatherhead, Surrey, KT22 7HH

Available 19 April 2024

£1250 pcm

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- AVAILABLE 19 APRIL 2024
- UNFURNISHED
- BRIGHT, MODERN ONE BEDROOM APARTMENT
- LOCATED IN ATTRACTIVE, POPULAR DEVELOPMENT
- SHORT WALK TO LEATHERHEAD TOWN CENTRE AND MAIN LINE STATION
- GAS CENTRAL HEATING
- OPEN PLAN KITCHEN/LIVING ROOM
- DOUBLE WARDROBES
- COMMUNAL GARDENS
- BRICK BUILT BICYCLE STORE
- ALLOCATED PARKING



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Surrey, KT22 8DN

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THE PROPERTY

Bright, modern one bedroom ground floor apartment located in attractive development within a short walk of Leatherhead Town centre and main line station. With open plan kitchen / living room, double wardrobes, allocated parking, communal gardens and brick built bicycle storage

FRONT DOOR TO HALLWAY

Doors to:

OPEN PLAN KITCHEN LIVING ROOM

KITCHEN

Fitted kitchen with modern units and integrated appliances

LIVING AREA

With carpet and door opening to communal garden

BEDROOM

double bedroom with double wardrobes

BATHROOM

White bathroom suite with bath, shower screen and shower over

OUTSIDE

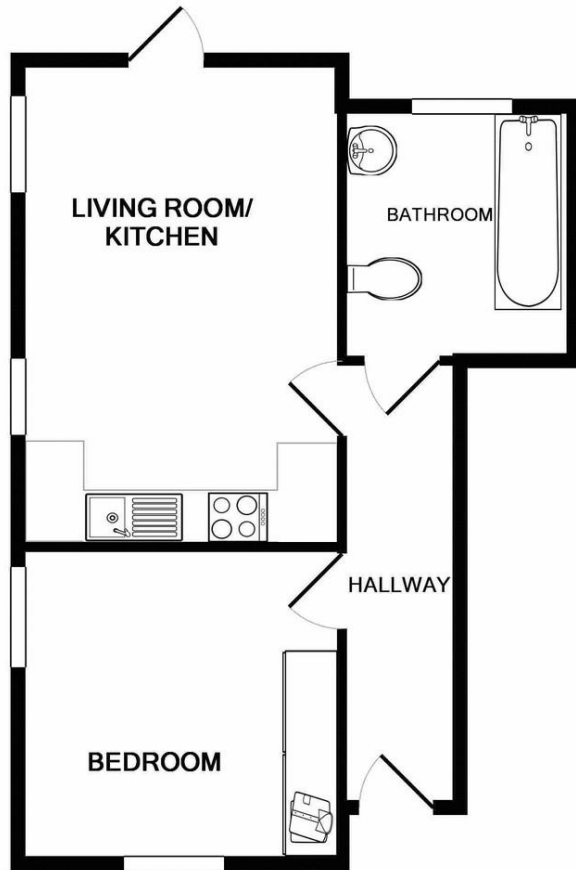
Communal Gardens
Brick Built Bicycle Store

ALLOCATED PARKING

EPC Band C

Council Tax Band C





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
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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.

