



Church Street, Leatherhead, KT22 8DW

Available 14 February 2024

£1,050 pcm

Church Street, Leatherhead, KT22 8DW

- AVAILABLE 14 FEBRUARY 2024
- UNFURNISHED
- ONE BEDROOM FIRST FLOOR FLAT
- TOWN CENTRE LOCATION
- HARD FLOORING THROUGHOUT
- MODERN FITTED KITCHEN AND BATHROOM
- NEUTRAL DECOR THROUGHOUT
- SMALL PATIO GARDEN
- ALLOCATED PARKING SPACE
- EASY ACCESS TO SHOPS AND RESTAURANTS



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## THE PROPERTY

One bedroom first floor flat in town centre location with easy access to many shops, restaurants, the theatre and leisure centre.

With modern fitted kitchen, white bathroom suite, neutral decor and hard flooring throughout. Small patio garden and allocated parking space

### FRONT DOOR TO HALLWAY

Doors to:

### KITCHEN

Modern, fitted kitchen with a range of base and wall white cupboards with wood surface. With oven and hob, fridge freezer and washing machine

### SITTING ROOM

Spacious, bright room with hardwood flooring and ceiling fan

### BATHROOM

White bathroom suite with shower over bath and airing cupboard

### BEDROOM

Double bedroom with hardwood floor

### OUTSIDE

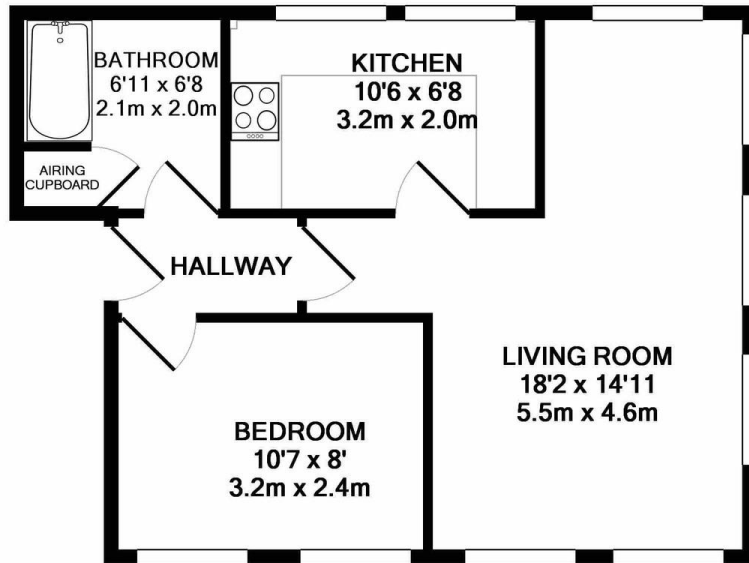
Small Patio Garden

### ALLOCATED PARKING SPACE

**Council Tax Band C**

**EPC Band D**





TOTAL APPROX. FLOOR AREA 407 SQ.FT. (37.8 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  
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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.

