



**patrick
gardner**
LETTINGS

Tudor Walk, Leatherhead, Surrey, KT22 7HX

Available 11th June

£1,175 pcm

Tudor Walk, Leatherhead, Surrey, KT22 7HX

- AVAILABLE 11TH JUNE
- UNFURNISHED
- FIRST FLOOR MAISONETTE
- FITTED KITCHEN WITH APPLIANCES
- MODERN BATHROOM
- SPACIOUS LOUNGE
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- TWO PARKING SPACES
- QUITE RESIDENTIAL LOCATION
- IDEAL FOR STATION AND TOWN CENTRE



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Surrey, KT23 4AD

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THE PROPERTY

A spacious ONE bedroom first floor maisonette with a fitted kitchen and bathroom, spacious lounge, a good size double bedroom and two parking spaces. The property is located in a quiet residential area, ideal for Leatherhead STATION and the town centre amenities.

Stairs rising to first floor landing.

LOUNGE/DINING ROOM

A spacious L-shaped room with a large picture window, storage cupboard, table and 2 chairs with cushions included.

KITCHEN

Fully fitted with a range of white wall and base units with laminate worktops over, appliances including gas hob with extractor over, dishwasher, washer/dryer, under counter fridge, window to rear aspect.

BEDROOM

A bright and airy double room, fitted wardrobes, window to rear aspect.

BATHROOM

Modern white suite comprising bath with mains operated shower over, glass screen shower, wc, wash hand basin, fully tiled walls.

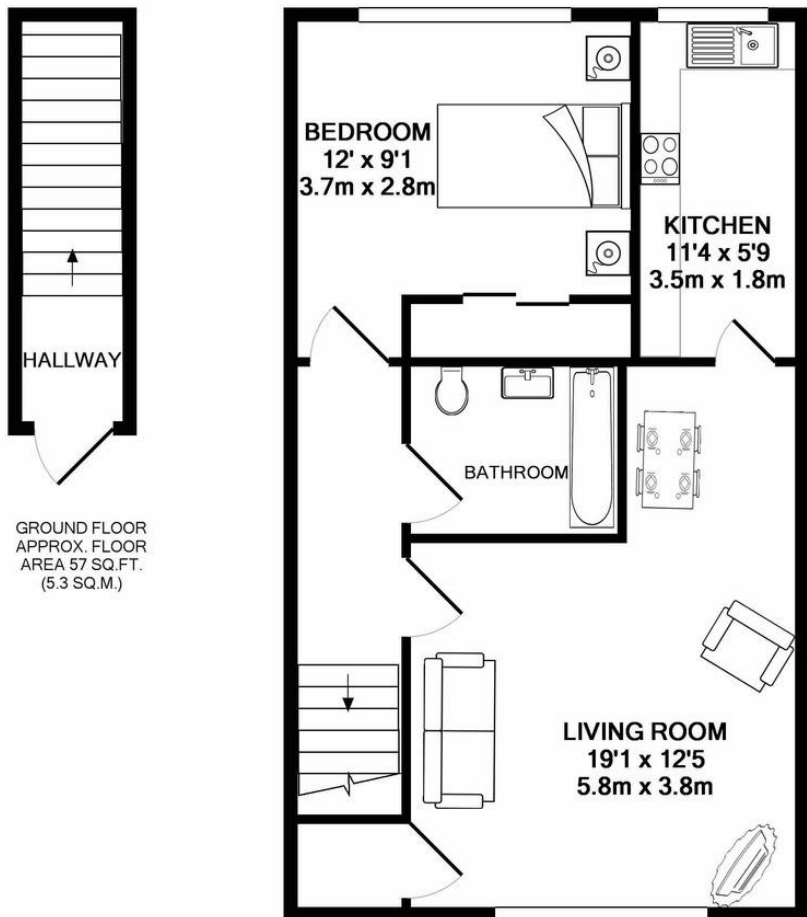
OUTSIDE

Outside there are two allocated parking spaces and a bin store.

Council Tax Band: C

EPC: C





GROUND FLOOR
APPROX. FLOOR
AREA 57 SQ.FT.
(5.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 608 SQ.FT. (56.5 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.

