



Thornton Close, Leatherhead, Surrey, KT22 7RS

Available 15th February

£1,450 pcm

Thornton Close, Leatherhead, Surrey, KT22 7RS

- AVAILABLE 15TH FEBRUARY
- UNFURNISHED
- TWO BEDROOM, TWO BATHROOM APARTMENT
- LOCATED IN GATED RESIDENTIAL DEVELOPMENT
- MODERN KITCHEN AND BATHROOMS
- HIGH QUALITY FIXTURES AND FITTINGS
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- CYCLE STORAGE
- COMMUNAL GROUNDS



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Surrey, KT22 8DN

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THE PROPERTY

Two bedroom first floor apartment with two bathrooms in gated development within walking distance of Leatherhead town centre and main line station. With modern fitted kitchen and bathrooms, high quality fixtures and fittings, gas central heating, permit parking, cycle storage and communal grounds

HALLWAY

With storage cupboards

OPEN PLEN LIVING/ KITCHEN AREA

Kitchen: With modern white fitted wall and floor units, concrete effect work surfaces and integrated appliances

Living Area: With wood effect vinyl flooring, ceiling spotlights, double doors to Juliette balcony and fitted blinds to windows

MASTER BEDROOM

With double fitted wardrobes and carpet. Leading to:

EN SUITE SHOWER ROOM

With hand basin, w.c and shower unit

BEDROOM 2

Double bedroom with carpet

BATHROOM

With white Villeroy & Boch sanitary ware, heated towel rails and ceramic wall and floor tiles

ALLOCATED PARKING

CYCLE STORAGE

COMMUNAL GARDENS

EPC BAND B

COUNCIL TAX BAND C





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.

