



Bridge Street, Leatherhead, Surrey, KT22 8BF

Available 24 June 2024

£1150 pcm

Bridge Street, Leatherhead, Surrey, KT22 8BF

- AVAILABLE 24 JUNE 2024
- UNFURNISHED
- MODERN SECOND FLOOR ONE BEDROOM FLAT
- WELL EQUIPPED MODERN KITCHEN
- JULIETTE BALCONY TO LOUNGE
- SECURE ENTRY PHONE SYSTEM
- ALLOCATED PARKING
- TOWN CENTRE LOCATION
- SHORT WALK TO SHOPS, RESTAURANTS AND RIVERSIDE
- CLOSE TO MAINLINE STATION



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THE PROPERTY

Modern one bedroom flat within a lovely period building and located in Leatherhead town centre. Within a short walk to shops, theatre, riverside walks, leisure centre and main line station. Secure entry phone system and allocated parking.

COMMUNAL HALLWAY

With entry phone system and neutral décor throughout

LIVING AREA

With Georgian opening doors at one end with a Juliette balcony. White walls with laminate wood flooring

KITCHEN

Modern fitted kitchen with a range of base and wall units, with electric oven, gas hob and extractor over, washing machine and fridge freezer.

BEDROOM

Double aspect bright room with wooden laminate flooring and double mirrored wardrobe

BATHROOM

White bathroom suite with w.c., basin, bath with shower over, fully tiled walls and vinyl flooring

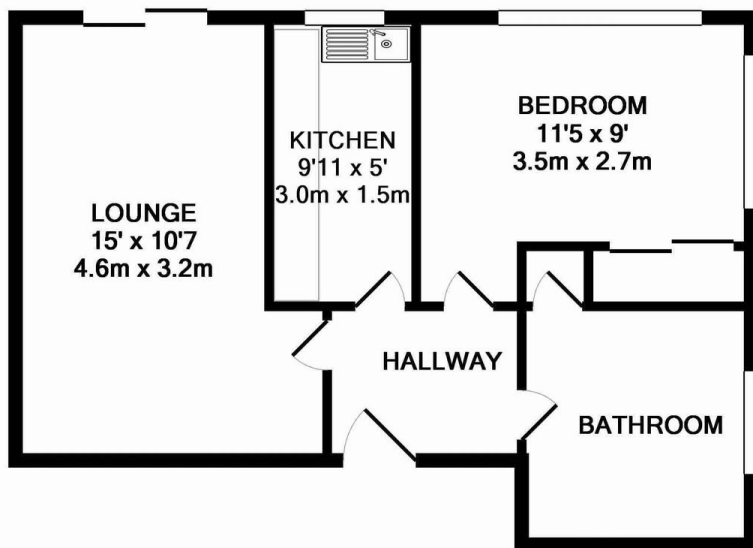
ALLOCATED PARKING SPACE

With access through rear and front of building

COUNCIL TAX BAND C

EPC BAND C





TOTAL APPROX. FLOOR AREA 396 SQ.FT. (36.8 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.

