



Buffers Lane, Leatherhead, KT22 7XG

Available 11th March 2024

£995 pcm

Buffers Lane, Leatherhead, KT22 7XG

- AVAILABLE 11TH MARCH
- UNFURNISHED
- FIRST FLOOR ONE BEDROOM FLAT
- OVERLOOKING PLAYING FIELDS
- MODERN KITCHEN
- GAS CENTRAL HEATING
- WHITE BATHROOM SUITE
- PARKING
- GOOD LOCATION FOR LEATHERHEAD TOWN CENTRE
- CONVENIENT FOR M25



1-3 Church Street, Leatherhead
Surrey, KT22 8DN

Tel 01372 360444

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www.patrickgardner.com

THE PROPERTY

First floor one bedroom flat overlooking playing fields and in good location for town centre, main line station and M25. Gas central heating. Off road parking.

HALLWAY

With cupboard

LIVING ROOM

Good size room overlooking playing fields.

BEDROOM

Good size room with double bed.

KITCHEN

A good size room with a range of fitted floor and wall units. With washing/dryer, fridge, electric cooker.

BATHROOM

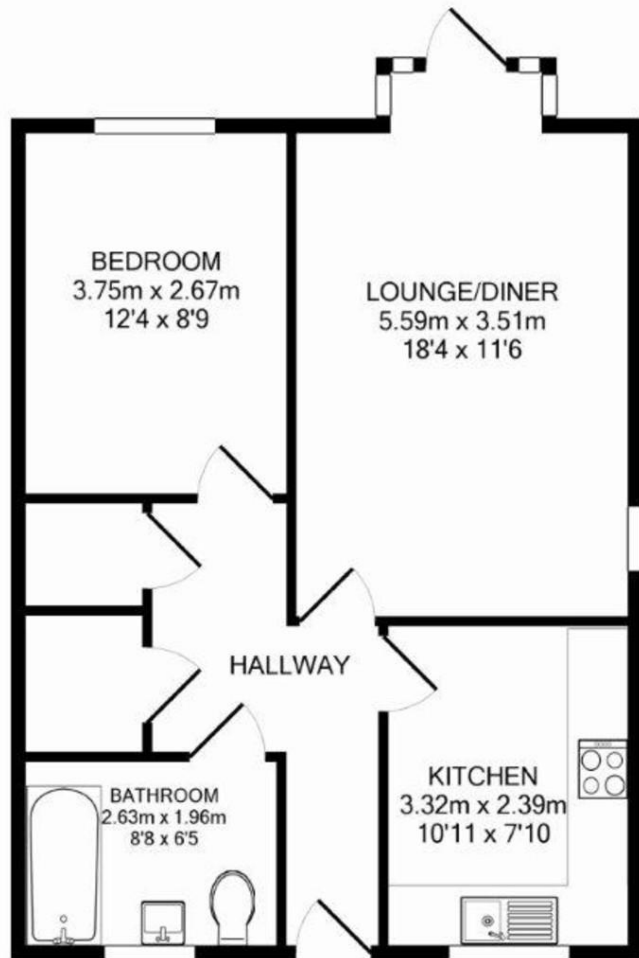
Bath with hand shower, basin and wc

OFF ROAD PARKING

EPC BAND C

COUNCIL TAX BAND C





Total Approx. Floor Area 55.0 Sq.M. (592 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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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.

