



Belmont Road, Leatherhead, KT22 7ER

Available 7 June 2024

£1050 pcm

Belmont Road, Leatherhead, KT22 7ER

- AVAILABLE 7 JUNE 2024
- UNFURNISHED
- GROUND FLOOR ONE BEDROOM FLAT
- CLOSE TO LEATHERHEAD TOWN CENTRE
- SHORT WALK TO MAIN LINE STATION
- ELECTRIC STORAGE HEATERS
- WHITE BATHROOM SUITE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- HALL WITH AIRING AND CLOAKS CUPBOARD
- ALLOCATED PARKING



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THE PROPERTY

Ground floor one bedroom flat within a short walk of Leatherhead town centre and main line station. With electric storage heaters fitted kitchen with appliances and allocated parking.

HALL

With security phone, airing cupboard and separate coats cupboard

LOUNGE

16' x 11': With cable and aerial points

KITCHEN

7'x 6'4: Fitted kitchen with stainless steel electric hob and oven, extractor hood, washer dryer, fridge and ceramic floor

BEDROOM 1

13'10 x 10':

BATHROOM

White suite with hand basin and mirror over, heated towel rail, bath with glazed screen, wall mounted shower and separate mixer taps, ceramic wall tiles and marble floor tiles

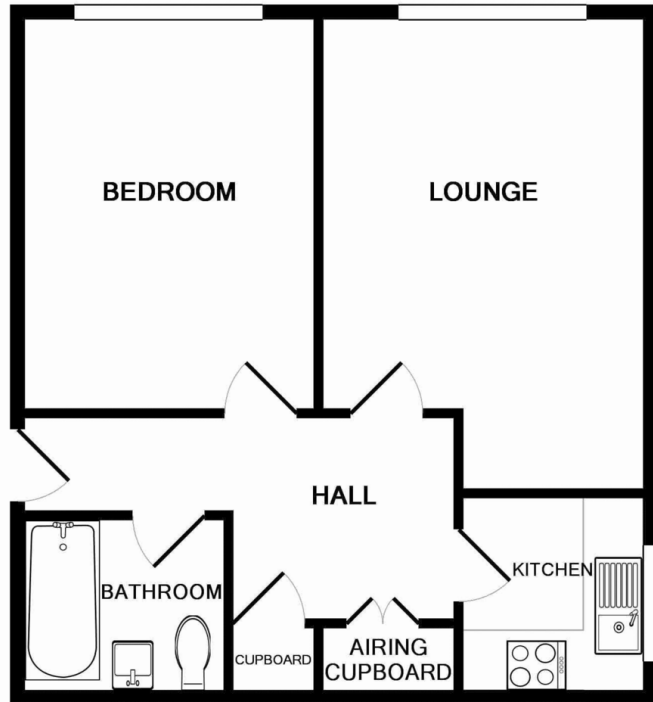
ALLOCATED PARKING

NO PETS

Council Tax Band C

EPC Band D





TOTAL APPROX. FLOOR AREA 44.1 SQ.M. (475 SQ.FT.)
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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.