



**patrick  
gardner**  
LETTINGS

Highbury Drive, Leatherhead, KT22 7UN

Available 12 March 2024

£1,125 pcm

**Highbury Drive, Leatherhead, KT22 7UN**

- AVAILABLE 12 MARCH 2024
- UNFURNISHED
- GROUND FLOOR ONE BEDROOM APARTMENT
- LOCATED IN MODERN DEVELOPMENT
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- VIDEO ENTRYPHONE SYSTEM
- KITCHEN WITH INTEGRATED APPLIANCES
- MODERN WHITE BATHROOM SUITE
- CLOSE TO TOWN CENTRE AND STATION



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### THE PROPERTY

Ground floor one bedroom flat in modern development within walking distance of Leatherhead town centre and main line station. With video entry phone, double glazing, gas central heating and allocated parking space

### FRONT DOOR TO HALLWAY

With linen cupboard. Door to

### KITCHEN

With full range of base and wall units, incorporating oven, electric hob, extractor, washer/dryer, fridge freezer and dishwasher.

### LIVING/ DINING AREA

With large double glazed window and neutral decor

### DOUBLE BEDROOM

With fitted wardrobes

### BATHROOM

White contemporary suite with wall mounted shower over bath.

### ALLOCATED PARKING

Council Tax Band C

EPC 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.

