



Boleyn Walk, Leatherhead, Surrey, KT22 7HU

Available 28th December 2023

£1175 pcm

Boleyn Walk, Leatherhead, Surrey, KT22 7HU

- AVAILABLE 28 DECEMBER 2023
- UNFURNISHED
- GROUND FLOOR ONE BEDROOM MAISONETTE
- SITUATED IN QUIET RESIDENTIAL ROAD
- CLOSE TO LEATHERHEAD TOWN CENTRE AND STATION
- GAS CENTRAL HEATING
- PRIVATE GARDEN
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DOUBLE BEDROOM WITH BUILT IN WARDROBE
- PARKING FOR TWO CARS



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

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

Ground floor one bedroom maisonette in quiet residential location and close to Leatherhead town centre and station. Gas central heating, small private garden and parking for two cars

FRONT DOOR TO ENTRANCE HALL

With space for hanging coats

LIVING ROOM

L Shaped room

KITCHEN

Fitted kitchen with a range of base and wall units and with oven, washing machine , fridge freezer and door to garden

BATHROOM

With w.c, hand basin and bath with shower over bath

DOUBLE BEDROOM

With built in wardrobe

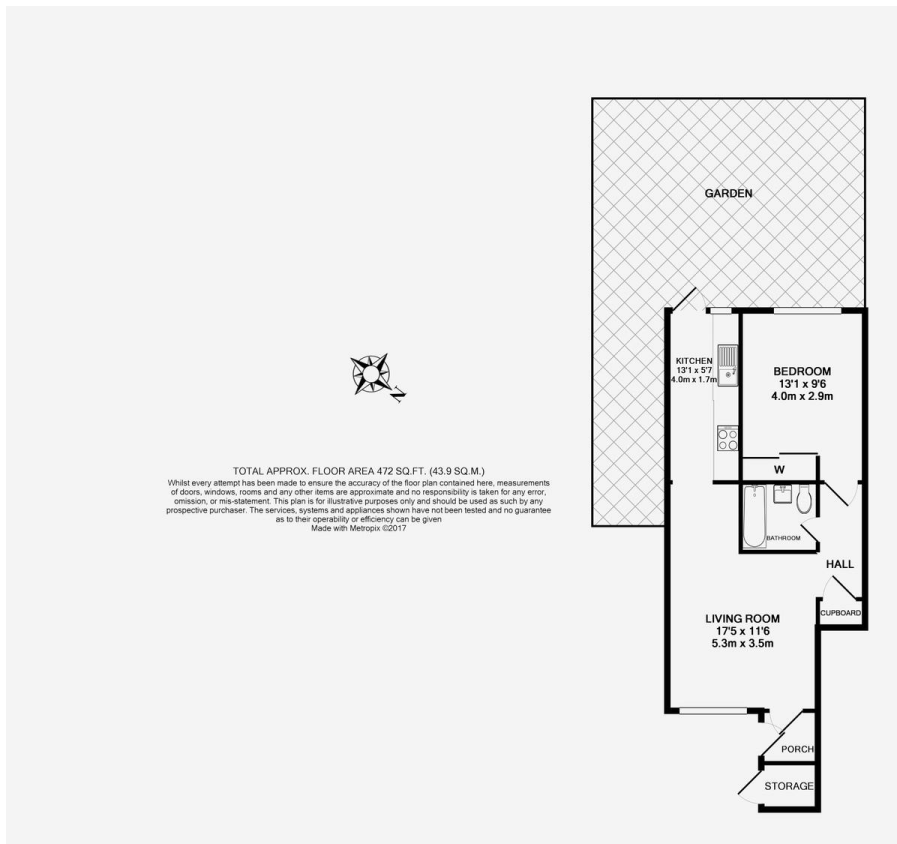
PRIVATE SOUTH FACING GARDEN

PARKING FOR TWO CARS

EPC BAND D

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.