



Bridge Street, Leatherhead, KT22 8BF

Available 12 July 2024

£1,450 pcm

**Bridge Street, Leatherhead, KT22 8BF**

- AVAILABLE 12 JULY 2024
- UNFURNISHED
- TWO BEDROOM APARTMENT
- LOCATED WITHIN A LOVELY PERIOD BUILDING
- TOWN CENTRE LOCATION
- CLOSE TO MAIN LINE STATION
- ENSUITE BATHROOM AND SHOWER ROOM
- SECURE ENTRYPHONE SYSTEM
- ONE ALLOCATED PARKING SPACE
- SHORT WALK TO TOWN AND STATION



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

Tel 01372 360444

[lettings@patrickgardner.com](mailto:lettings@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

## THE PROPERTY

Two bedroom two bathroom apartment located within a lovely period building and just a few minutes' walk to Leatherhead town centre and mainline station with links to London Waterloo & Victoria Terminals. With Entryphone, GCH. and allocated parking space

## FRONT DOOR LEADING TO

### ENTRANCE HALL

With storage cupboard and door to:

### LOUNGE

With double doors to 'Juliette Balcony'.

### KITCHEN

With a range of base and wall units and with electric oven, gas hob, integrated fridge and freezer.

## BEDROOM 1

With double fitted mirror wardrobes. Leading to:

## ENSUITE BATHROOM

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

## BEDROOM 2

Double Bedroom.

## FAMILY SHOWER ROOM

White suite with tiled walls, w.c, hand basin and shower unit.

## ONE ALLOCATED PARKING SPACE

## Council Tax Band C

## EPC Band B





## 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

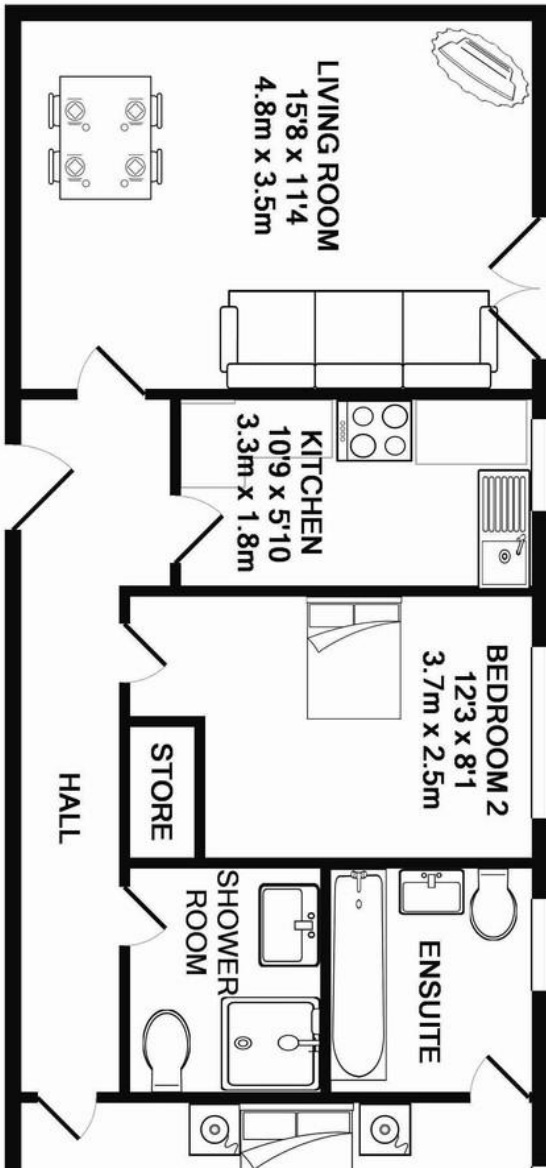
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### 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.



TOTAL APPROX. FLOOR AREA 647 SQ.FT. (60.1 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained of doors, windows, rooms and any other items are approximate and no responsibility is omission, or mis-statement. This plan is for illustrative purposes only and should be used as to their operability or efficiency can be given  
prospective purchaser. The services, systems and appliances shown have not been tested  
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