



Highlands Road, Leatherhead, Surrey, KT22 8ND

Available NOW

£1,600 pcm

Highlands Road, Leatherhead, Surrey, KT22 8ND

- AVAILABLE NOW
- UNFURNISHED
- CHARMING SEMI DETACHED TWO BEDROOM COTTAGE
- NEW KITCHEN, BATHROOM AND FLOORING THROUGHOUT
- REDECORATED THROUGHOUT
- TWO RECEPTION ROOMS
- LOCATED IN SOUGHT AFTER RESIDENTIAL ROAD
- PERMIT PARKING
- WITHIN WALKING DISTANCE OF TOWN AND STATION
- ENCLOSED BACK GARDEN



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## THE PROPERTY

**NEW KITCHEN, BATHROOM AND NEW FLOORING THROUGHOUT A**  
Charming two bedroom semi detached cottage situated in a sought after road and within a short walk of the town centre and main line station. Redecorated throughout with two reception rooms, downstairs bathroom, gas central heating and enclosed back garden.

### FRONT DOOR TO LIVING ROOM

With open fireplace and new carpet

### DINING ROOM

With new laminate flooring, feature fireplace and storage cupboard

### KITCHEN

Brand New Kitchen fitted with a range of grey base and wall units and newly fitted integrated appliances

### DOWNSTAIRS BATHROOM

Brand new white bathroom suite with shower over bath

## STAIRS LEADING TO FIRST FLOOR

### BEDROOM 1

With new carpets and curtains

### BEDROOM 2

With new carpets and curtains

### OUTSIDE

Enclosed back Garden laid to lawn

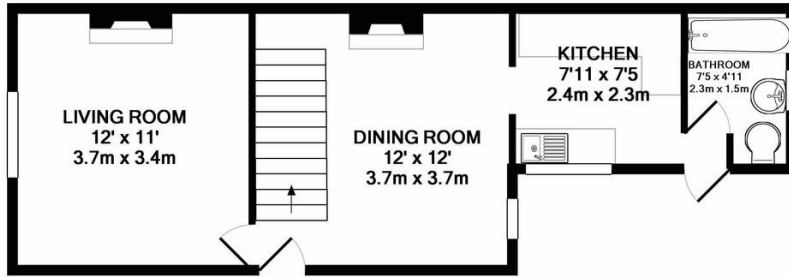
### PERMIT PARKING

### COUNCIL TAX BAND D

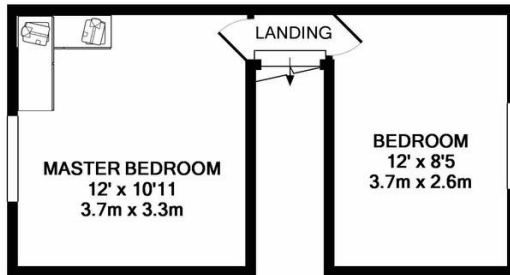
### EPC BAND E







GROUND FLOOR  
APPROX. FLOOR  
AREA 372 SQ.FT.  
(34.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 243 SQ.FT.  
(22.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 614 SQ.FT. (57.1 SQ.M.)

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

