



Garlands Road, Leatherhead, Surrey, KT22 7GL

Available 24 May 2024

£1,650 pcm

Garlands Road, Leatherhead, Surrey, KT22 7GL

- UNFURNISHED
- AVAILABLE 24 MAY 2024
- FABULOUS TWO BEDROOM PENTHOUSE FLAT
- LIGHT AND SPACIOUS ACCOMMODATION
- BATHROOM AND EN SUITE SHOWER ROOM
- PRIVATE LIFT DIRECT TO APARTMENT
- 20' DOUBLE ASPECT LIVING/DINING ROOM
- KITCHEN / BREAKFAST ROOM
- ALLOCATED PARKING AND VISITORS PARKING
- SHORT WALK TO TOWN AND STATION



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Surrey, KT22 8DN

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THE PROPERTY

Unique two bedroom penthouse flat spread over the entire top floor of a small block of 5 flats. With light and spacious accommodation, secure entry phone system, lift with private access to the apartment, allocated parking and within a short walk to Leatherhead town centre and main line station.

COMMUNAL LOBBY

With secure door and entry phone system.
Polished tiled communal lobby

PRIVATE LIFT DIRECT INTO HALLWAY

Alternative access is via a carpeted staircase and a private front door on the first floor

KITCHEN/ BREAKFAST ROOM

With modern fitted kitchen and granite work surfaces and with Siemens microwave, double oven, gas hob and extractor, dishwasher, fridge freezer, Miele washing machine, Miele tumble dryer and Sanderson's wood shutters to all windows

DOUBLE ASPECT LIVING/DINING ROOM

With concealed cabling device to connect a variety of home entertainment devices

MASTER BEDROOM

With double fitted wardrobes and leading to :

EN SUITE SHOWER ROOM

Fully tiled modern white suite

BEDROOM 2

Double room

BATHROOM

With modern fitted white bathroom suite, fully tiled and with large fitted mirror and shelving

ADDITIONAL STORAGE IN THE DOWNSTAIRS AREA ON 1ST FLOOR

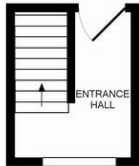
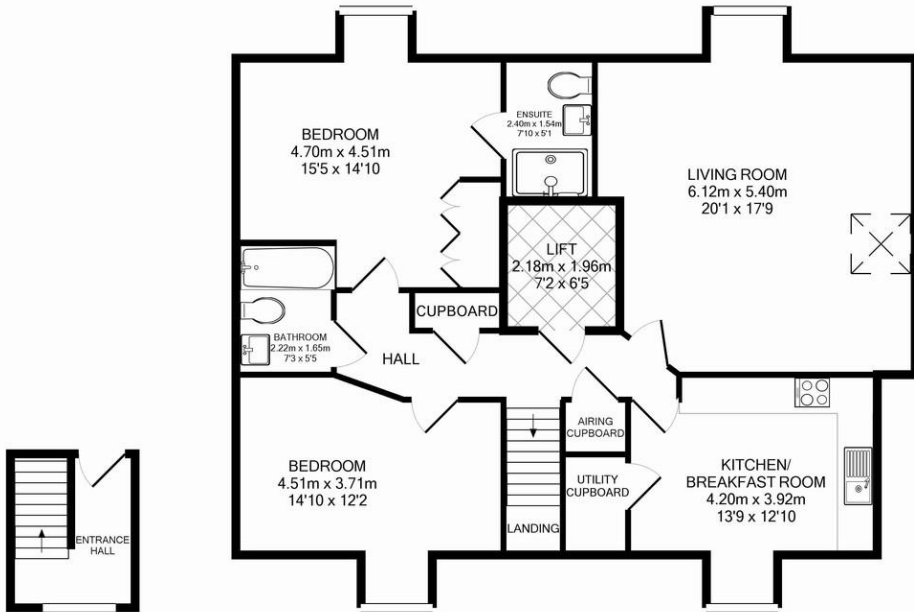
GAS CENTRAL HEATING

WELL MAINTAINED LANDSCAPED GARDENS

ALLOCATED PAKING AND VISITORS PARKING

Council Tax Band F / EPC Band C





Entrance Floor
Approx. Floor
Area 5.2 Sq.M.
(56 Sq.Ft.)

1st Floor
Approx. Floor
Area 93.6 Sq.M.
(1007 Sq.Ft.)
Total Approx. Floor Area 98.8 Sq.M. (1064 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

