



Linden Road, Leatherhead, KT22 7JF

Available 6 March 2024

£975 pcm

Linden Road, Leatherhead, KT22 7JF

- AVAILABLE 6 MARCH 2024
- UNFURNISHED
- ONE BEDROOM GROUND FLOOR FLAT
- TOWN CENTRE LOCATION
- WALKING DISTANCE OF MAIN LINE STATION
- OPEN PLAN KITCHEN LIVING AREA
- ELECTRIC HEATING
- WHITE BATHROOM SUITE WITH ELECTRIC SHOWER
- ENTRYPHONE
- ALLOCATED PARKING



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

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

One bedroom ground floor flat conveniently located in the town centre and within walking distance of main line station. With Entryphone, wood effect laminate flooring throughout, electric heating and allocated parking

COMMUNAL FRONT DOOR

With communal entryphone

FRONT DOOR TO

HALLWAY

With entry phone and built in cupboard

OPEN PLAN KITCHEN/LIVING AREA

With wood effect laminate flooring and white venetian blinds to windows

KITCHEN AREA

With a range of light grey wall and base units and with free standing fridge and integrated appliances.

BEDROOM

With wood effect laminate flooring and white venetian blind to window. Leading to:

SHOWER ROOM

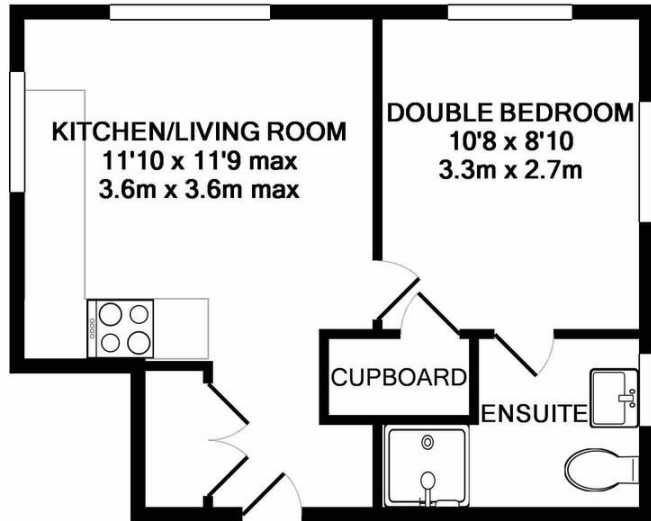
Modern white suite with shower cubicle with electric shower

ALLOCATED PARKING

EPC BAND D

COUNCIL TAX BAND B





TOTAL APPROX. FLOOR AREA 321 SQ.FT. (29.8 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
 Made with Metropix ©2018

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.

