



Old Station Approach, Leatherhead, Surrey, KT22 7TB

Available 9 December 2023

£1,450 pcm

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- AVAILABLE 9 DECEMBER 2023
- UNFURNISHED
- GROUND FLOOR CONVERSION APARTMENT
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- OPEN PLAN KITCHEN/LIVING ROOM
- ENSUITE SHOWER ROOM AND FURTHER BATHROOM
- SHARED COURTYARD GARDEN
- ON STREET PARKING
- A SHORT WALK TO TOWN CENTRE & MAINLINE STATION



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THE PROPERTY

Two bedroom ground floor apartment within a short walk of Leatherhead town centre and main line station. Bedroom with ensuite shower room, further bathroom, open plan kitchen/ living area, shared courtyard garden and on street parking.

FRONT DOOR

Leading to small entrance hall and to open plan kitchen / living room.

KITCHEN

Fitted with a range of light grey floor and wall units, integrated appliances including a fridge/freezer and dishwasher and a Breakfast Bar..

INNER HALL

With airing cupboard and doors to:

BEDROOM 1

Double bedroom leading to:

EN SUITE SHOWER ROOM

With large shower cubicle

BEDROOM 2

Double bedroom.

BATHROOM

With modern white fitments and bath with shower over.

SHARED COURTYARD GAREN

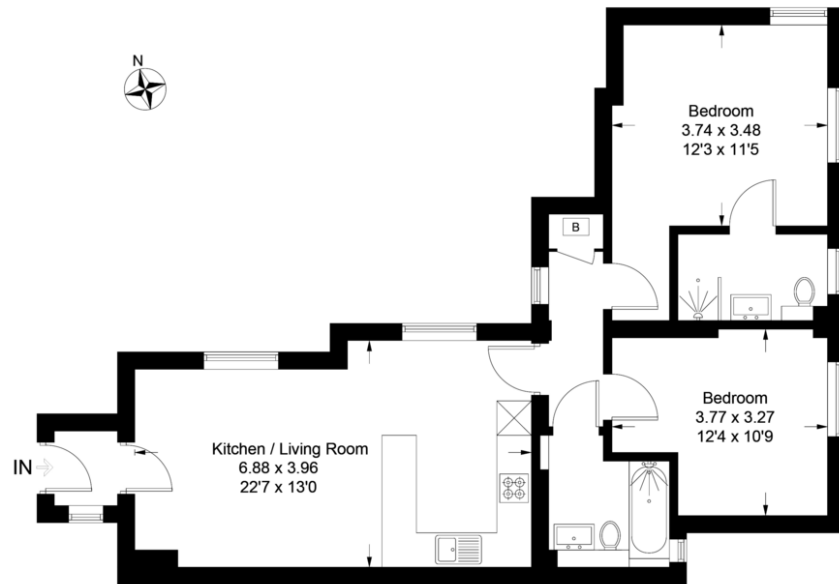
With a landscaped terraced garden and a rear patio.

EPC BAND C

COUNCIL TAX BAND D



Approximate Gross Internal Area = 67.9 sq m / 731 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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.

