



Epsom Road, Leatherhead, KT22 8TA

Available End of December 2023

£1,395 pcm

Epsom Road, Leatherhead, KT22 8TA

- AVAILABLE END OF DECEMBER 2023
- UNFURNISHED
- TWO BEDROOM FIRST FLOOR FLAT
- SPACIOUS LOUNGE/DINING ROOM
- FITTED KITCHEN WITH APPLIANCES
- MODERN WHITE BATHROOM SUITE
- BUILT IN WARDROBES TO BOTH BEDROOMS
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- WALKING DISTANCE OF TOWN CENTRE & STATION



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## THE PROPERTY

Two bedroom first floor flat conveniently located within walking distance of Leatherhead town centre and mainline station and close to junction 9 of the M25. The property benefits from two double bedrooms, spacious living/ dining room and allocated parking with visitor parking.

### MAIN DOOR

With Entryphone

### FRONT DOOR TO HALL

With doors to:

### LOUNGE/DINING ROOM

Spacious room with two large windows facing onto the front of the property.

### KITCHEN

With a range of wall and base unit and fitted oven, hob, washing machine and fridge/freezer.

### BEDROOM 1

Double room with fitted wardrobe

### BEDROOM 2

Double room with fitted wardrobe

### BATHROOM

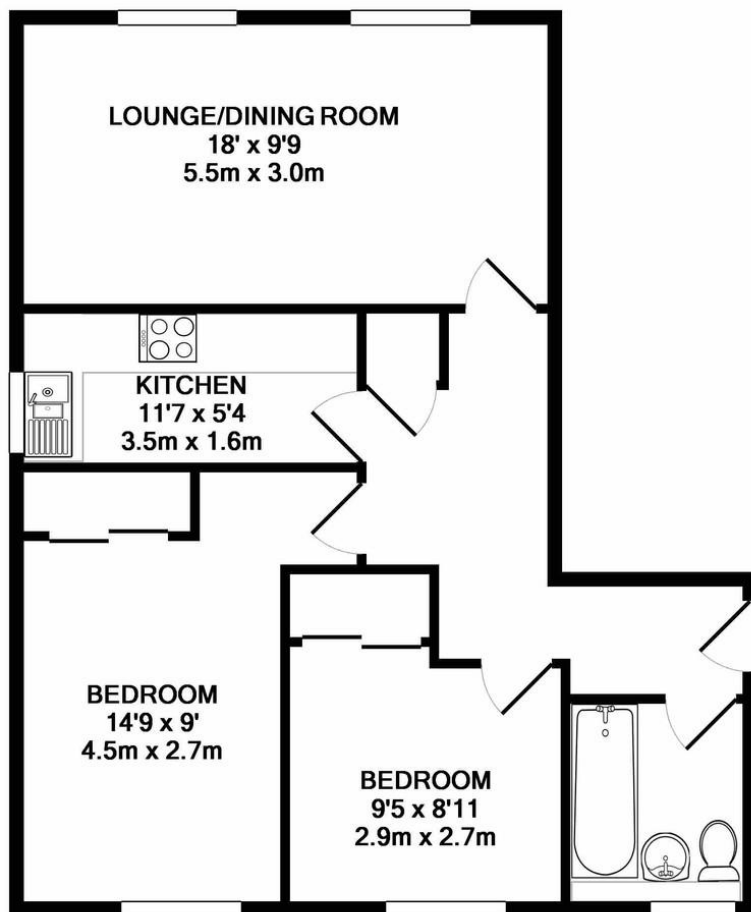
With white suite, bath with shower over, basin and wc.

### ALLOCATED RESIDENTS PARKING & VISITOR PARKING

### COUNCIL TAX BAND D

### EPC BAND C





TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.6 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.

