



Park View Road, Leatherhead, Surrey, KT22 7GA

Available 15th February

£1,150 pcm

Park View Road, Leatherhead, Surrey, KT22 7GA

- AVAILABLE 15TH FEBRUARY
- FURNISHED
- ONE BEDROOM TOP FLOOR APARTMENT
- COMMUNAL GARDENS
- BALCONY

- WALKING DISTANCE OF LEATHERHEAD TOWN CENTRE AND STATION
- BIKE STORAGE
- MODERN BRIGHT LIVING SPACE
- AMPLE PARKING
- CHILDREN'S PLAY AREA



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

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

A modern bright top floor one bedroom flat with balcony within walking distance of Leatherhead town centre and main line station. The property benefits from a communal garden with a children's play area, bike storage and ample parking

FRONT DOOR TO

ENTRANCE HALL

LIVING/DINING AREA

Dual aspect living room with door to balcony. With two modern two seater sofas, coffee table, lamp, dining area with table and four chairs.

KITCHEN

Modern, fitted kitchen with a range of base and wall units and with electric oven, gas hob, fridge, freezer, dishwasher and washing machine.

DOUBLE BEDROOM

With double bed, side tables, chest of drawers and large wardrobe.

BATHROOM

With Modern bathroom suite with bath with shower over, basin and W.C

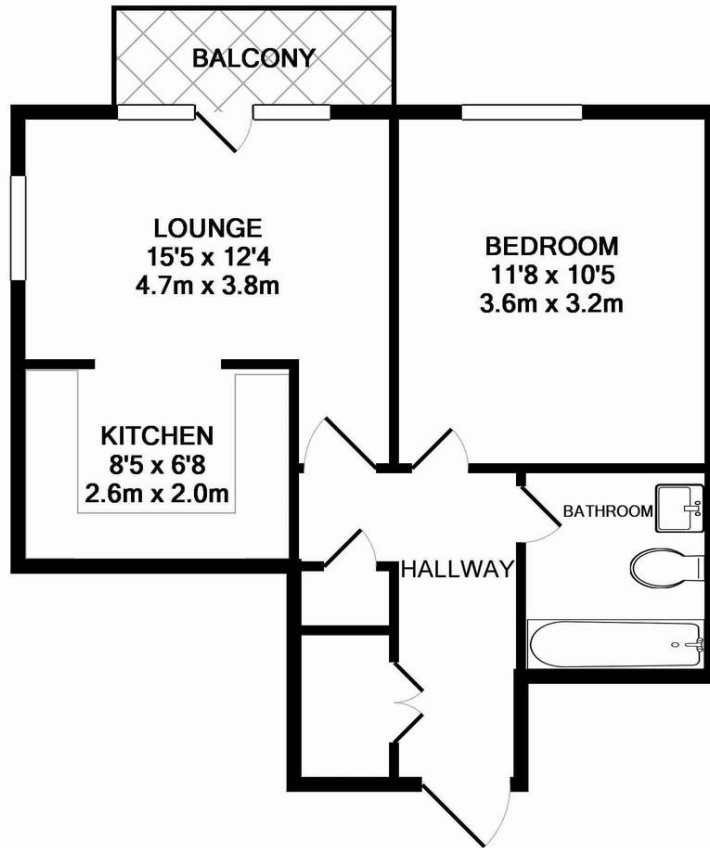
ALLOCATED PARKING

COMMUNAL GROUNDS WITH BICYCLE SHED

COUNCIL TAX BAND C

EPC BAND D





TOTAL APPROX. FLOOR AREA 415 SQ.FT. (38.6 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
Made with Metropix ©2016

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.