



**Holding Deposit (1 Weeks Rent) - £365.00**

**Deposit (5 Weeks Rent) - £1846.00**

**EPC - D • Council Tax Band - D**

A unique two bedroom property providing spacious accommodation arranged over two floors. It is conveniently located just a short walk from Leatherhead high street and mainline station providing easy access to local shopping facilities.

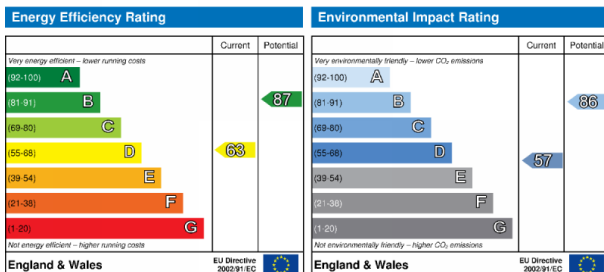


**HUGGINS  
EDWARDS  
& SHARP**

**THE CRESCENT, LEATHERHEAD, KT22 8ED  
£1,500 PCM**



## Energy Performance Certificate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## GROUND FLOOR

### ENTRANCE HALL

with double radiator

### CLOAKROOM

Armitage Shanks white sanitaryware and chrome fittings. Close couple wc suite, pedestal wash hand basin. Extractor. Radaitor.

### LOUNGE 24'8" × 12'10" (7.52m × 3.91m)

Irregular shaped room, two steps leading down to lounge/dining room with door to kitchen, two double radiators, television point.

### KITCHEN 10'4" × 6' (3.15m × 1.83m)

Irregular shaped room, with stainless steel sink unit and mixer tap. Shaker style beech effect kitchen wall and base units with contemporary D type handles. Bosch gas hob, electric oven and extractor fan with light. Part tiled walls. Modern light fitting.

### LANDING

with access to loft, cupboard housing wall mounted Worcester gas boiler, single radiator

## FIRST FLOOR

### BEDROOM 1 19'8" × 12' (6m × 3.66m)

irregular shaped room with built in double wardrobe cupboard, two double radiators.

### BEDROOM 2 12'8" × 6'6" (3.86m × 1.98m)

Irregular shaped room with double radiator.

### BATHROOM

Armitage Shanks white sanitaryware and chrome bathroom fittings. Close coupled wc suite, pedestal wash hand basin, panel enclosed bath with hi/low shower mixer tap. Chrome ladder towel rail. Part tiled walls, light with shaver point. Extractor.

Further information on Deposit and Administration Fees available at [www.hugginsedwards.co.uk/rental\\_information](http://www.hugginsedwards.co.uk/rental_information)

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE AGENTS HUGGINS EDWARDS &  
SHARP**

**LEATHERHEAD LETTINGS OFFICE**

3 BRIDGE STREET, LEATHERHEAD, KT22 8BL

**01372 455244**

[info@hesresidential.co.uk](mailto:info@hesresidential.co.uk)



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