



Bridge Street, Leatherhead, KT22 8BW

Available NOW

£1,050 pcm

## Bridge Street, Leatherhead, KT22 8BW

- AVAILABLE NOW
- 3RD FLOOR 2 BEDROOM APARTMENT
- 17' LIVING ROOM
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- COMMUNAL GARDENS
- SINGLE GARAGE & PARKING SPACE
- CLOSE TO THE RIVER MOLE
- WITHIN A SHORT WALK OF TOWN CENTRE & MAINLINE STATION



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### THE PROPERTY

Spacious two bedroom third floor apartment with river views. Ideally located within a few minutes walk to Leatherhead town centre and main line station and close to the River Mole and pleasant riverside walks. With a parking space and single garage

### COMMUNAL ENTRANCE TO PRIVATE FRONT DOOR

### HALLWAY

### LIVING ROOM

Large living room overlooking the river mole with wooden parquet flooring and double glazing

### KITCHEN

Fully fitted kitchen with a range of base and wall units and with washer/dryer, electric oven and hob with cooker hood, fridge/freezer, stainless steel sink and cupboard housing water tank

### BATHROOM

White bathroom suite comprising bath with shower over, basin and

WC, part tiled walls and flooring

### MASTER BEDROOM

Double bedroom with two built in wardrobes and a river view

### BEDROOM 2

Double bedroom

### COMMUNAL GARDENS

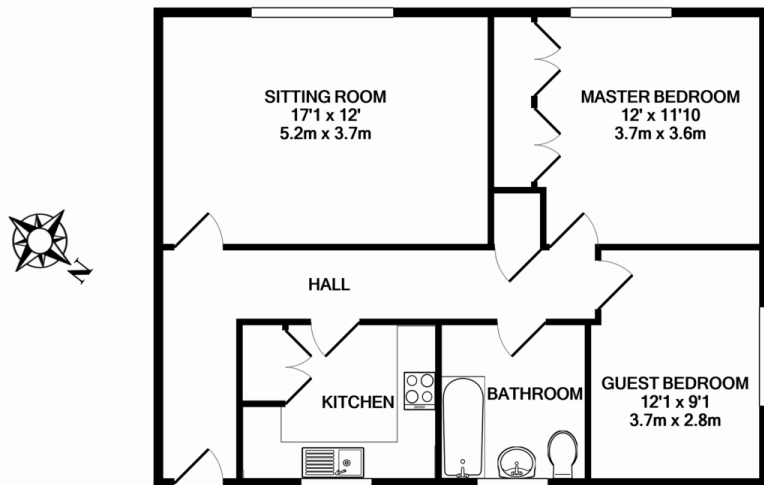
### SINGLE GARAGE & PARKING SPACE

### COUNCIL TAX BAND D

### EPC BAND D







TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 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  
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## INFORMATION FOR TENANTS

### **Holding Deposit**

We require one weeks' rental, payable by debit card or 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, Van Mildert. 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.

