



**patrick**  
**gardner**  
LETTINGS

Bridge Street, Leatherhead, KT22 8BN

Available 4 June 2024

£1,475 pcm

**Bridge Street, Leatherhead, KT22 8BN**

- AVAILABLE 4 JUNE 2024
  - UNFURNISHED
  - SPACIOUS SPLIT LEVEL MAISONETTE
  - TOWN CENTRE LOCATION
  - CLOSE TO MAIN LINE STATION
  - A FEW MINUTESWALK TO SHOPS
- MODERN FITTED KITCHEN WITH APPLIANCES
  - TWO DOUBLE BEDROOMS
  - TWO CLOAKROOMS
  - BATHROOM AND SHOWER ROOM
  - COMMUNAL GARDEN
  - ALLOCATED PARKING SPACE



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## THE PROPERTY

Spacious split level maisonette situated just a short walk from the High street and close to Leatherhead main line station. With modern fitted kitchen, living room, two double bedrooms, bathroom, shower room, two cloakrooms, communal garden and one allocated parking space. Sorry No Pets

### FRONT DOOR TO LOWER HALLWAY

With cloakroom

### STAIRS TO FIRST FLOOR

### HALL

with doors to

### SHOWER ROOM

With shower cubicle

### KITCHEN

Modern, stylish fitted kitchen with appliances and breakfast bar

### LIVING ROOM

With wood laminate flooring and neutral decor

### BEDROOM 1

Light and spacious room with two windows and neutral decor

### BEDROOM 2

With neutral decor

### BATHROOM

Fully tiled, modern fitted bathroom suite with shower over bath. Separate door to cloakroom with w.c

### COMMUNAL GARDEN

Spacious tiered lawn area

### ALLOCATED PARKING SPACE

### EPC Band C

### Council Tax Band B



Approximate Gross Internal Area = 85.4 sq m / 919 sq ft



Ground Floor

First 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. (ID779981)  
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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.

