



Russell Court, Leatherhead, Surrey, KT22 8AR

Available NOW

£1,550 pcm

**Russell Court, Leatherhead, Surrey, KT22 8AR**

- AVAILABLE NOW
- UNFURNISHED
- FIRST FLOOR SPACIOUS MAISONETTE
- TWO DOUBLE BEDROOMS
- BRAND NEW FITTED KITCHEN
- CARPET THROUGHOUT
- DOUBLE GLAZED
- COMMUNAL GARDENS
- SINGLE GARAGE
- WALKING DISTANCE OF TOWN CENTRE AND STATION



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## THE PROPERTY

First floor spacious maisonette with two double bedrooms and a brand new fitted kitchen. With communal gardens, single garage and conveniently located within walking distance of Leatherhead town centre and train station.

## DOOR TO ENTRANCE LOBBY

Stairs to:

## LANDING

With cupboard, shelving and access to loft.

Doors to:

## LIVING ROOM

With telephone and t.v. point

## BEDROOM 1

With double wardrobe, single cupboard and airing cupboard

## BEDROOM 2

With double wardrobe and further storage cupboard

## BATHROOM

White suite with w.c, hand basin, chrome ladder towel rail and bath with shower over and shower screen

## NEW FITTED KITCHEN

Fitted with a range of base and wall units and with dish washer, freestanding fridge freezer and freestanding washing machine.

## OUTSIDE

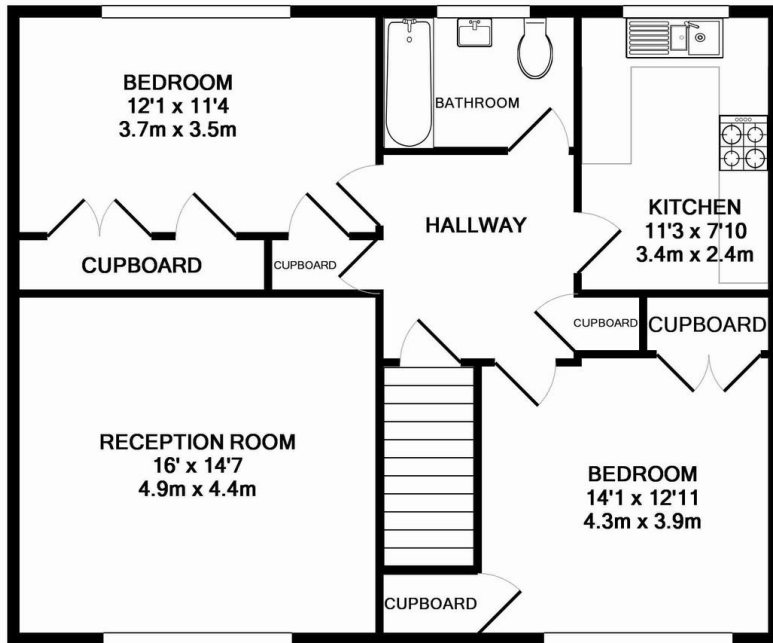
Communal gardens / Communal drying area

## GARAGE

## EPC Band D

## Council Tax Band C





TOTAL APPROX. FLOOR AREA 765 SQ.FT. (71.1 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.

