



Epsom Road, Leatherhead, Surrey, KT22 8RJ

Available Mid/Late June

£1,450 pcm

Epsom Road, Leatherhead, Surrey, KT22 8RJ

- EXCLUSIVELY FOR THE OVER 60's
- AVAILABLE MID/LATE JUNE 2024
- UNFURNISHED
- BRIGHT AND SUNNY TWO BEDROOM APARTMENT
- ENSUITE SHOWER ROOM AND GUEST BATHROOM
- SPACIOUS LIVING/DINING ROOM
- MANAGER AND GUEST SUITE
- 24 HOUR EMERGENCY MONITOR
- PARKING AND COMMUNAL GROUNDS
- A SHORT WALK TO TOWN CENTRE AND STATION



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

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THE PROPERTY

First floor two bedroom apartment exclusively for the over 60's and located in a popular gated development just a few minutes walk to Leatherhead town centre where there is a comprehensive range of shopping facilities. With a bright and sunny interior, spacious living/dining area, adjoining kitchen, ensuite shower room and guest bathroom and lovely communal garden. Facilities include a residents lounge, guest suite, office manager, lift service, gated entrance and a 24 hour emergency call system.

FRONT DOOR TO HALLWAY

With airing cupboard and further storage cupboard. Doors to

KITCHEN

Fitted kitchen with integrated appliances

LIVING/DINING ROOM

Bright and spacious double aspect room

BEDROOM 1

With double fitted wardrobes and leading to:

EN SUITE SHOWER ROOM

BEDROOM 2

Double room

BATHROOM

With w.c, hand basin and bath with shower over

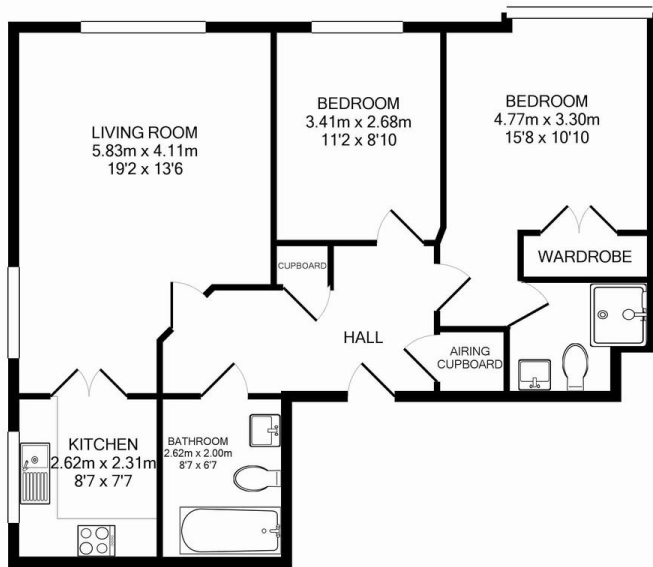
LOVELY COMMUNAL GROUNDS WITH LARGE TERRACE

PARKING AND VISITORS PARKING

EPC BAND C

COUNCIL TAX BAND E





Total Approx. Floor Area 70.2 Sq.M. (756 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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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.

