



Tudor Walk, Leatherhead, KT22 7HX

Available 21 September 2024

£1,450 pcm

**Tudor Walk, Leatherhead, KT22 7HX**

- AVAILABLE 21 SEPTEMBER 2024
- UNFURNISHED
- SPLIT LEVEL MAISONETTE
- LOCATED IN QUIET RESIDENTIAL ROAD
- TWO DOUBLE BEDROOMS
- BATHROOM AND EN SUITE SHOWER ROOM
- GAS CENTRAL HEATING
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ALLOCATED PARKING SPACE
- CLOSE TO TOWN CENTRE & MAINLINE STATION



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### THE PROPERTY

Two bedroom, two bathroom split level maisonette located in quiet residential road and within walking distance of town centre and main line station. Second floor bedroom with fitted wardrobes and en suite shower room, fitted kitchen with integrated appliances and allocated parking space

### HALLWAY

With stairs to first floor

### LIVING ROOM

With separate galley kitchen.

### KITCHEN

With a range of white wall and base units with gas hob and electric oven, undercounter fridge, dishwasher and washing machine.

### BEDROOM

Double room with built in cupboard.

### BATHROOM

With white suite basin, wc, and bath with shower over.

### STAIRS TO SECOND FLOOR

#### BEDROOM 2

Double room with built in cupboards and leading to ensuite shower room.

#### ENSUITE SHOWER ROOM

With white suite basin, wc and separate shower cubicle.

#### ALLOCATED PARKING SPACE

#### COUNCIL TAX BAND C

#### EPC BAND C

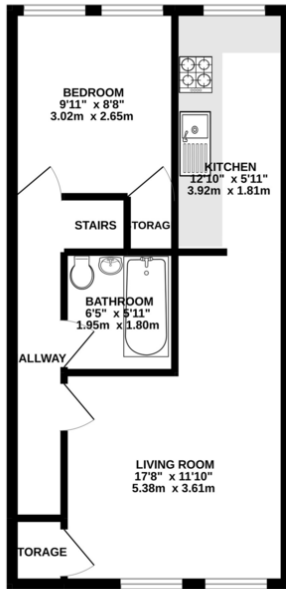




GROUND FLOOR  
27.04.23 (10:45 AM) approx.

1ST FLOOR  
14.07.23 (10:45 AM) approx.

2ND FLOOR  
20.04.23 (10:45 AM) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

