



North Street, Leatherhead, KT22 7AT

- AVAILABLE 29 JULY 2024
- UNFURNISHED
- TWO DOUBLE BEDROOM APARTMENT
- 19' LIVING ROOM
- MODERN KITCHEN AND BATHROOM
- BRIGHT AND SPACIOUS ACCOMMODATION
- TOWN CENTRE LOCATION
- OPEN PLAN KITCHEN / LIVING AREA
- GAS CENTRAL HEATING
- SHORT WALK TO STATION



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THE PROPERTY

Spacious two bedroom first floor apartment conveniently located in Leatherhead town centre and close to shops and mainline station. Bright and spacious accommodation with open plan Kitchen/Living area

ENTRANCE HALLWAY

KITCHEN

8' 11" x 10' 7" (2.72m x 3.23m) Fitted kitchen with Fridge freezer, Oven and electric hob and washing machine

LIVING ROOM

19' 02" x 9' 01" (5.84m x 2.77m) Large open plan room with wood laminate flooring. Doors leading the both bedrooms and bathroom

BEDROOM ONE

10' x 10' (3.05m x 3.05m) Double Bedroom with front aspect and two windows

BATHROOM

White suite, wc, wash hand basin and bath with shower over. cupboard housing boiler.

BEDROOM 2

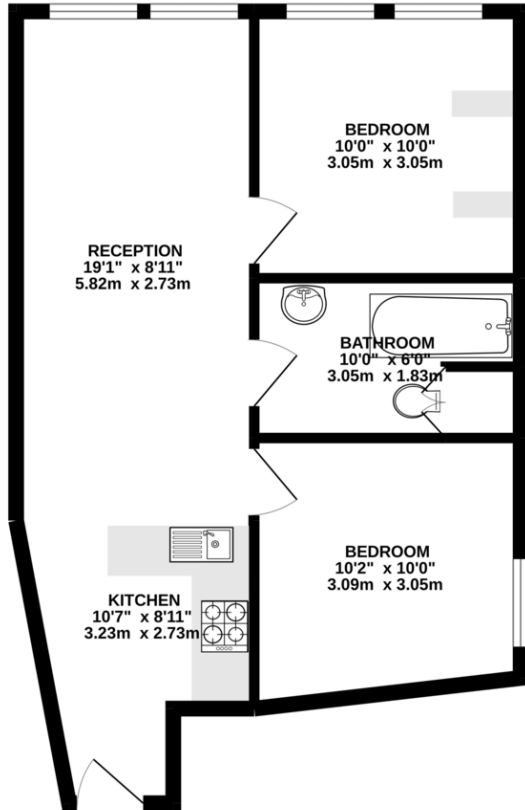
10' 9" (3.05m x 0.23m) Double bedroom with rear aspect.

EPC Band C

Council Tax Band B



GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.5 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.

