



Bridge Street, Leatherhead, KT22 8BW

Available 23 August 2024

£1,840 pcm (Incl. Bills)

**Bridge Street, Leatherhead, KT22 8BW**

- AVAILABLE 23 AUGUST 2024
- FURNISHED
- BRIGHT AND SPACIOUS TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- SHORT WALK TO TOWN CENTRE
- CLOSE TO MAIN LINE STATION
- ELECTRIC WARM AIR HEATING
- GARAGE AND ALLOCATED PARKING
- SHORT TERM LET ONLY MAXIMUM 7 MONTHS
- LOVELY RIVERSIDE LOCATION
- RENT TO INCLUDE BILLS



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## THE PROPERTY

**7 MONTH LET ONLY** Bright and spacious, fully furnished, top floor two bedroom apartment in popular riverside location. Within a short walk of Leatherhead town centre with shops, theatre, restaurants and supermarkets and close to the main line station. With single garage and allocated parking.

### COMMUNAL DOOR TO INTERNAL STAIRS

### 3RD FLOOR LANDING TO FRONT DOOR

### HALLWAY

With airing cupboard

### BATHROOM

White bathroom suite with w.c., basin and bath with electric shower over

### MASTER BEDROOM

With double fitted wardrobes, bed, side tables, computer desk, chair and bookcase

### BEDROOM 2

With double fitted wardrobes and two Single Beds

### LOUNGE

Bright living area with table, two Sofas, TV and Cabinet

### KITCHEN

Fitted kitchen with a range of white base units and white wall mounted units. With integrated oven and hob, washing machine and fridge freezer.

### ALLOCATED PARKING

### GARAGE TO REAR OF PROPERTY

### RENT TO INCLUDE BILLS

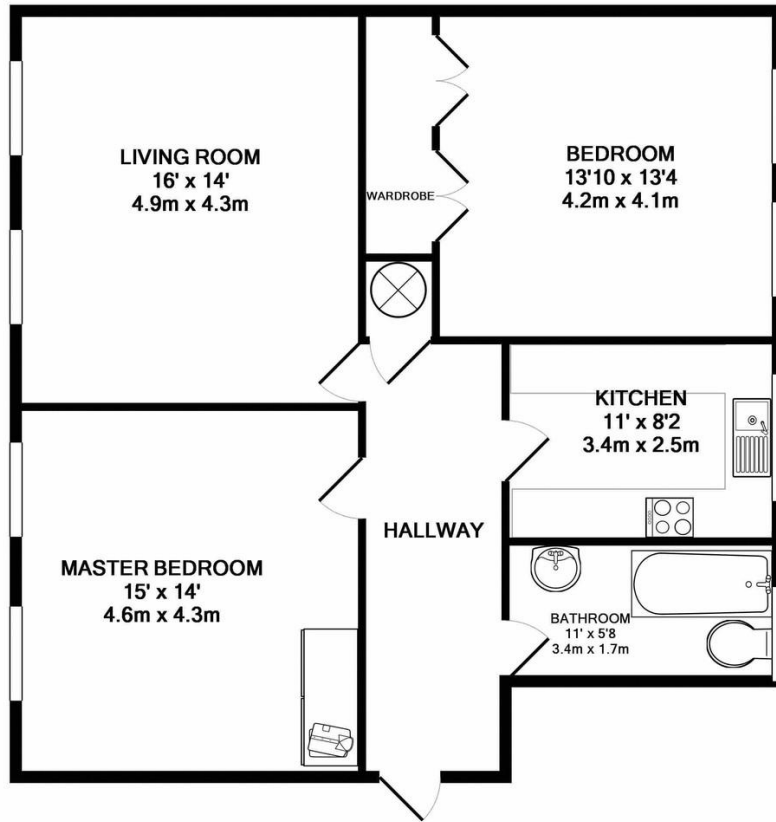
**Rent £1,300pcm**

**Bills £540 pcm Inclusive of Council Tax, Water, Electricity, BT/Internet and TV licence**

**Council Tax Band D    EPC Band D**







TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.8 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.

