



Lavender Close, Leatherhead, Surrey, KT22 8LE

Available Late July 2024

£1,350 pcm

Lavender Close, Leatherhead, Surrey, KT22 8LE

- AVAILABLE LATE JULY 2024
- FURNISHED
- FABULOUS FIRST FLOOR ONE BEDROOM APARTMENT
- LOCATED IN IMPRESSIVE MANSION BUILDING
- 12' HIGH CEILINGS
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- MASTER BEDROOM WITH FITTED DOUBLE WARDROBES
- EXCELLENT DECORATIVE ORDER
- ALLOCATED PARKING SPACE
- CLOSE TO TOWN AND MAIN LINE STATION



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

Tel 01372 360444

lettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

MUST BE SEEN Beautifully presented FURNISHED first floor one bedroom apartment located in an imposing converted Victorian mansion and set in lovely communal grounds. With open plan kitchen/dining/living area, 12' ceilings, master bedroom with built in fitted wardrobes, stairs and lift service and close to Leatherhead town centre and main line station.

FRONT DOOR TO RECEPTION HALL

With two storage cupboards

DELIGHTFUL OPEN PLAN KITCHEN/LIVING/DINING AREA

With 12' ceilings and large stone mullioned windows overlooking the landscaped gardens

KITCHEN

Fitted kitchen with integrated appliances and room for a table and chairs

MASTER BEDROOM

With built in double wardrobes

BATHROOM

Fully tiled with bath and overhead shower unit

OUTSIDE

Fabulous landscaped communal grounds

ALLOCATED PARKING SPACE

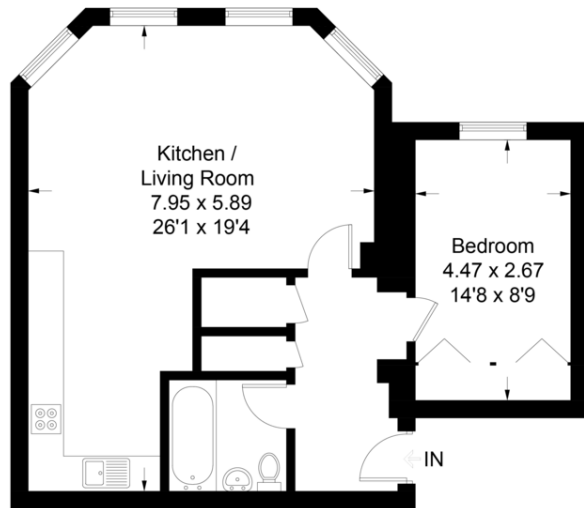
AMPLE VISITORS PARKING

Council Tax Band E

EPC Band D



Approximate Gross Internal Area = 61.3 sq m / 660 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1098800)
www.bagshawandhardy.com © 2024

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.