



Lavender Close, Leatherhead, KT22 8LE

Available 12 August 2024

£1,600 pcm

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- AVAILABLE 12 AUGUST 2024
- UNFURNISHED
- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- LOCATED IN IMPOSING CONVERTED MANSION
- OAK FLOORING THROUGHOUT
- SECOND RECEPTION AREA
- TWO ALLOCATED PARKING SPACES
- LARGE 230 SQ FT PRIVATE BALCONY
- MATURE PARKLAND STYLE GROUNDS
- CLOSE TO TOWN CENTRE AND STATION



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THE PROPERTY

Spacious two bedroom first floor apartment located in an imposing converted Victorian mansion and set in lovely mature parkland grounds. With a large balcony running the length of the apartment, oak flooring throughout, Master bedroom with ensuite, two allocated parking spaces, entry phone system and close to Leatherhead town centre and main line station.

ENTRANCE HALL

Bright, larger than average with double aspect entrance hall and storage cupboards

LIVING ROOM

Bright open plan living room and dining area, with double doors leading to the kitchen.

KITCHEN

Modern fitted kitchen with integrated appliances including slimline dishwasher, washing machine, fridge freezer, oven and gas hob.

MASTER BEDROOM

Double bedroom with double fitted wardrobes, wooden floor and leading to :
Ensuite shower room

BEDROOM 2

Double bedroom with tall ceilings and wooden floor

BATHROOM

White three piece suite with bath and heated towel rail.

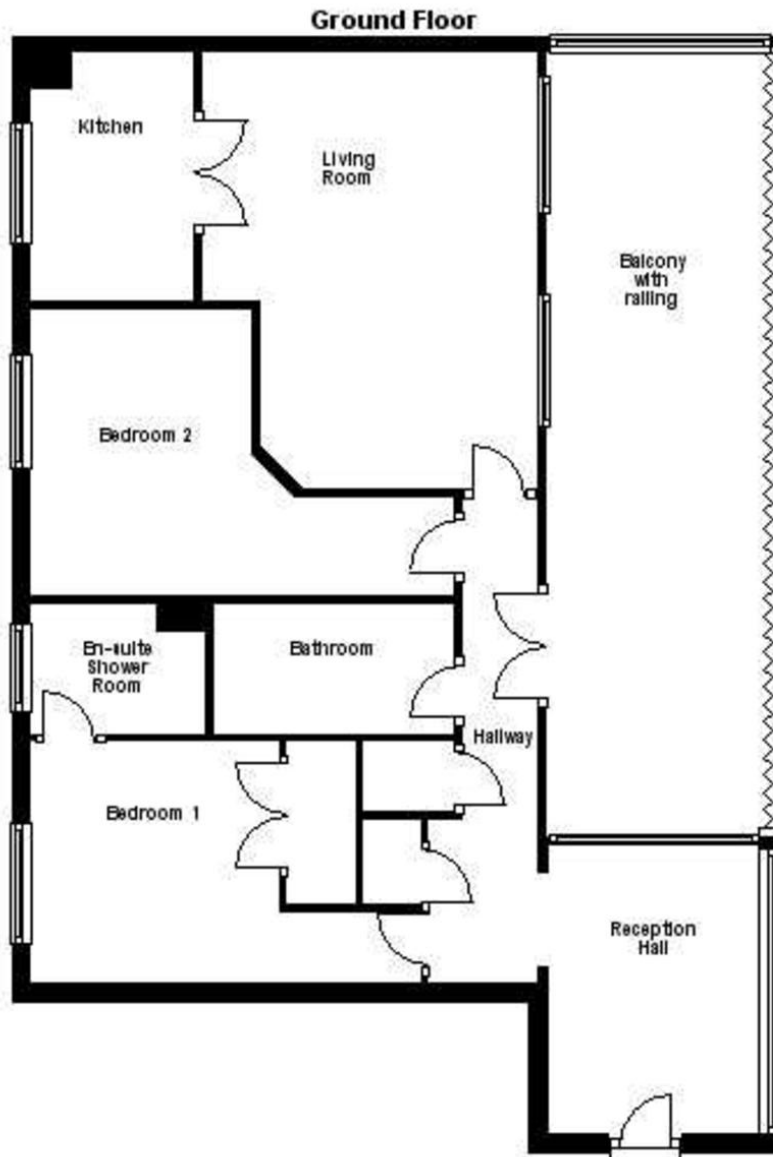
BALCONY

Large balcony that spans the length of the apartment over looking communal grounds.

EPC BAND D

COUNCIL TAX BAND E





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.

