



Church Road, Leatherhead, Surrey, KT22 8BD

Available NOW

£1,500 pcm

Church Road, Leatherhead, Surrey, KT22 8BD

- AVAILABLE NOW
- UNFURNISHED
- PRETTY TWO BEDROOM COTTAGE
- SPACIOUS KITCHEN/ BREAKFAST ROOM
- SLIDING DOORS TO GARDEN FROM KITCHEN

- GAS CENTRAL HEATING
- PRIVATE REAR GARDEN AND PATIO
- PERMIT PARKING
- WITHIN A SHORT WALK OF LEATHERHEAD TOWN CENTRE
- CLOSE TO MAINLINE STATION



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

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THE PROPERTY

A pretty two bedroom cottage within a few minutes' walk to Leatherhead high street with shops and restaurants and close to main line station. With spacious kitchen / breakfast room with sliding doors to garden, gas central heating and small private rear garden with patio.

PORCH TO

INNER HALL

With downstairs cupboard.

LIVING ROOM

Good sized room with fireplace.

BATHROOM

Bath with shower and screen.

KITCHEN/BREAKFAST ROOM

Fitted kitchen with a range of base and wall units and with gas hob, electric oven, fridge/freezer, dishwasher, washing machine and bifold doors to garden. Space for a table and chairs

STAIRS TO 1ST FLOOR

BEDROOM 1

Double room

BEDROOM 2

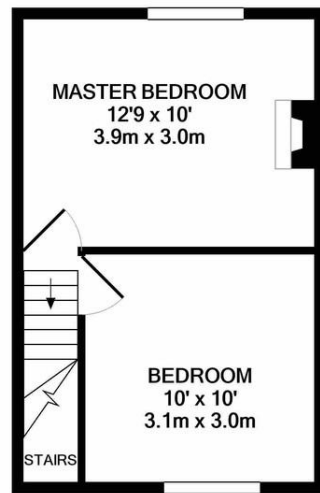
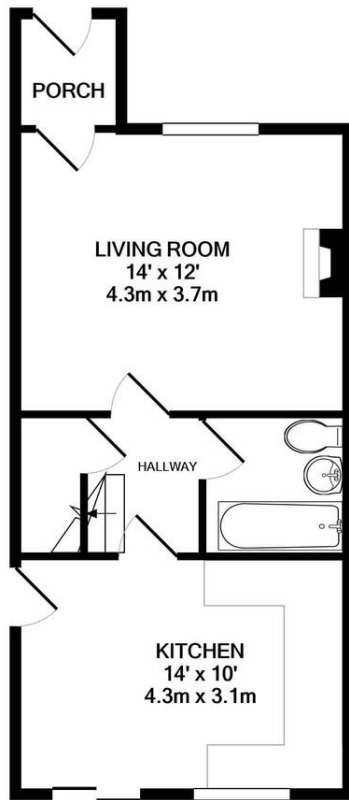
Small double room

PRIVATE REAR GARDEN & PATIO

COUNCIL TAX BAND D

EPC BAND E





1ST FLOOR
APPROX. FLOOR
AREA 254 SQ.FT.
(23.6 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 414 SQ.FT.
(38.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 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.

