



Epsom Road, Leatherhead, KT22 8RJ

Available NOW

£1,350pcm

Epsom Road, Leatherhead, KT22 8RJ

- AVAILABLE NOW
- UNFURNISHED
- TOP FLOOR TWO BEDROOM APARTMENT
- EXCLUSIVELY FOR THE OVER 60'S
- GATED DEVELOPMENT
- BATHROOM AND EN SUITE SHOWER ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- RESIDENTS LOUNGE AND LARGE TERRACE
- LOVELY COMMUNAL GARDENS
- A FEW MINUTES WALK TO TOWN AND STATION



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

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THE PROPERTY

Spacious top floor two bedroom apartment exclusively for the over 60's and located in a popular gated development just a few minutes' walk to Leatherhead town centre where there is a comprehensive range of shopping and leisure facilities. With living/dining area, adjoining kitchen, ensuite shower room and guest bathroom and lovely communal gardens. Facilities include a resident's lounge, guest suite, office manager, lift service, gated entrance and a 24 hour emergency call system.

FRONT DOOR TO

A spacious hall with coats cupboards and airing cupboard. Leading through double doors to;

SPACIOUS SITTING/DINING ROOM

With glazed double doors into :

FITTED KITCHEN

With a comprehensive range of fitted units and integrated appliances

MASTER BEDROOM

With fitted double wardrobe and leading to:

EN SUITE SHOWER ROOM

BEDROOM 2

BATHROOM

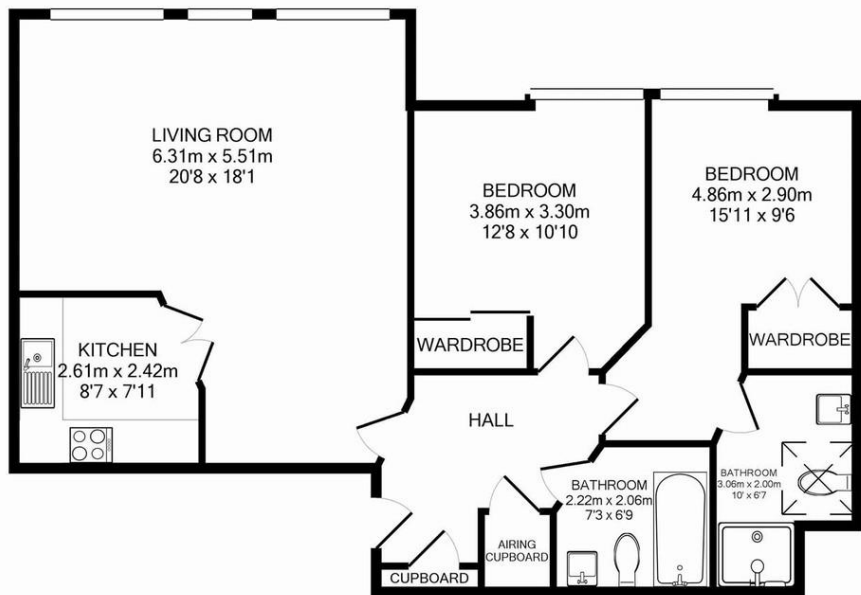
COMMUNAL GROUNDS

With large communal terrace

EPC Band C

Council Tax Band E





Total Approx. Floor Area 77.3 Sq.M. (832 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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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.

