



Bull Hill, Leatherhead, KT22 7BH

Available Early September 2024

£1,750 pcm



**Bull Hill, Leatherhead, KT22 7BH**

- AVAILABLE EARLY SEPTEMBER
- UNFURNISHED
- UNIQUE GRADE II LISTED CHARACTER COTTAGE
- TWO BEDROOMS
- KITCHEN WITH LARGE WALK IN LARDER
- LIVING ROOM WITH WOOD BURNING STOVE
- GAS CENTRAL HEATING
- ATTRACTIVE ENCLOSED GARDEN
- ATTACHED STORE ROOM
- 5 MINUTE WALK TO MAIN LINE STATION



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## THE PROPERTY

Unique two bedroom Grade II Listed character cottage located just a short walk from Leatherhead town centre and main line station. With large walk in larder to kitchen, useful attached storage room, wood burning stove and enclosed garden.

## FRONT DOOR TO

## LIVING ROOM

With wood burning stove and wood flooring  
Door to

## KITCHEN

With electric oven, gas hob, fridge & washing machine. Large walk in larder  
Door to

**STORE ROOM** with electricity and useful storage cupboard

## STAIRS FROM KITCHEN TO 1ST FLOOR

## BEDROOM 1

Double bedroom

## BEDROOM 2

Single bedroom

## BATHROOM

Free standing bath with shower over, horsetrack shower rail, basin & wc

## OUTSIDE

Attractive enclosed garden with raised beds

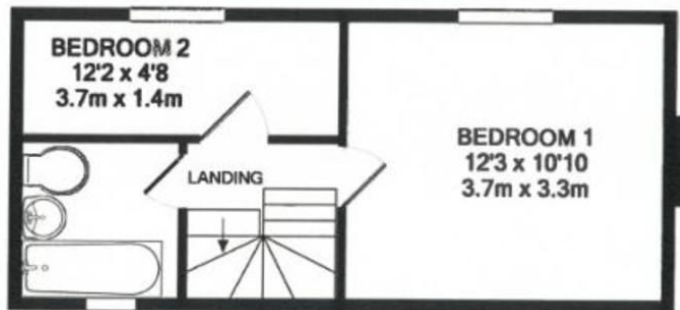
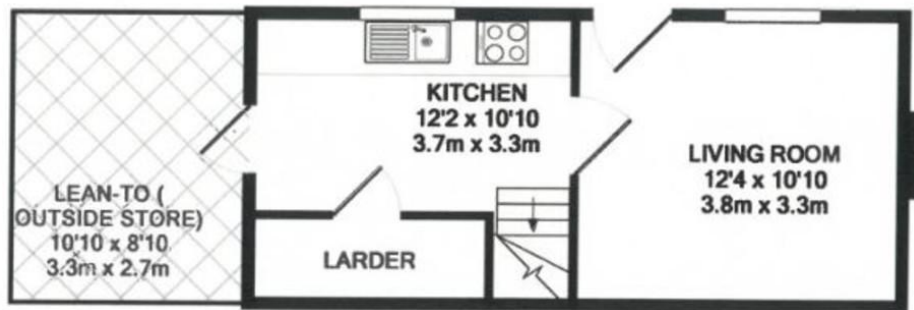
Permit Parking available in Public Car Park nearby

## EPC Band

## Council Tax Band E







TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.3 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.

