



Leret Way, Leatherhead, KT22 7JL

Available NOW

£1,650 pcm

Leret Way, Leatherhead, KT22 7JL

- AVAILABLE NOW
- UNFURNISHED
- 2 BEDROOM 2ND FLOOR APARTMENT
- 2 BATHROOMS
- NEW CARPETS THROUGHOUT
- ELECTRIC UNDERFLOOR HEATING
- LIFT TO ALL FLOORS
- UNDERGROUND PARKING
- COMMUNAL COURTYARD GARDENS
- CLOSE TO TOWN CENTRE & MAINLINE STATION



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THE PROPERTY

Two bedroom two bathroom second floor apartment located in well regarded development in town centre location and within a short walk to Leatherhead main line station, shops, supermarkets, theatre and all local amenities. With modern kitchen and bathrooms and new carpets throughout, lift to all floors, electric underfloor heating and secure underground parking

COMMUNAL ENTRANCE HALL

Lift or stairs to 2nd floor

PRIVATE FRONT DOOR TO

'T Shaped Entrance Hall: With walk in linen cupboard housing hot water tank

KITCHEN

Light oak units with granite worktops and with electric oven and hob, stainless steel extractor hood, dishwasher, fridge freezer, washer/dryer and microwave

LIVING ROOM

With telephone and t.v points

MASTER BEDROOM

With fitted double wardrobes. Leading to:
Ensuite Shower Room: With shower cubicle, basin, w.c and heated towel rail

BEDROOM 2

With fitted double wardrobes.

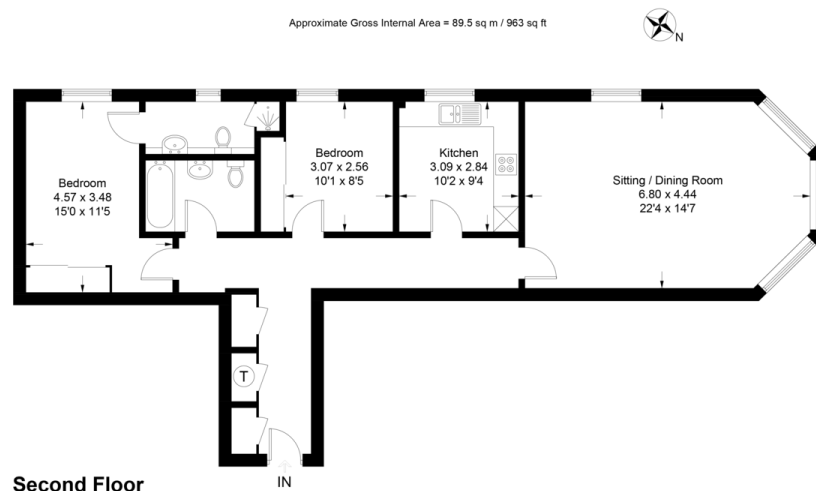
SECURE UNDERGROUND PARKING

COMMUNAL COURTYARD GARDENS

EPC BAND B

COUNCIL TAX BAND E





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. (ID938291)
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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.