



Russell Court, Leatherhead, Surrey, KT22 8AR

- AVAILABLE LATE AUGUST 2024
- UNFURNISHED
- GROUND FLOOR MAISONETTE
- TWO DOUBLE BEDROOMS WITH FITTED CUPBOARDS
- GALLEY KITCHEN WITH INTEGRATED APPLIANCES
- GAS CENTRAL HEATING
- SMALL PATIO AREA
- COMMUNAL GARDENS
- SHORT WALK TO TOWN CENTRE AND STATION
- PARKING SPACE AVAILABLE TO RENT



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### THE PROPERTY

Ground floor spacious maisonette with two double bedrooms and conveniently located within walking distance of Leatherhead town centre and train station. With galley kitchen and integrated appliances, small patio area, communal gardens and parking space available to rent per calendar month

### FRONT DOOR TO HALLWAY

with storage cupboard. Doors to:

### LIVING/ DINING ROOM

With spotlights and wood laminate flooring

### KITCHEN

Galley fitted kitchen with integrated appliances and door to patio area

### SHOWER ROOM

With large shower unit

### BEDROOM 1

With laminate flooring and double fitted wardrobe cupboard

### BEDROOM 2

With single fitted wardrobe and laminate flooring

### PATIO AREA

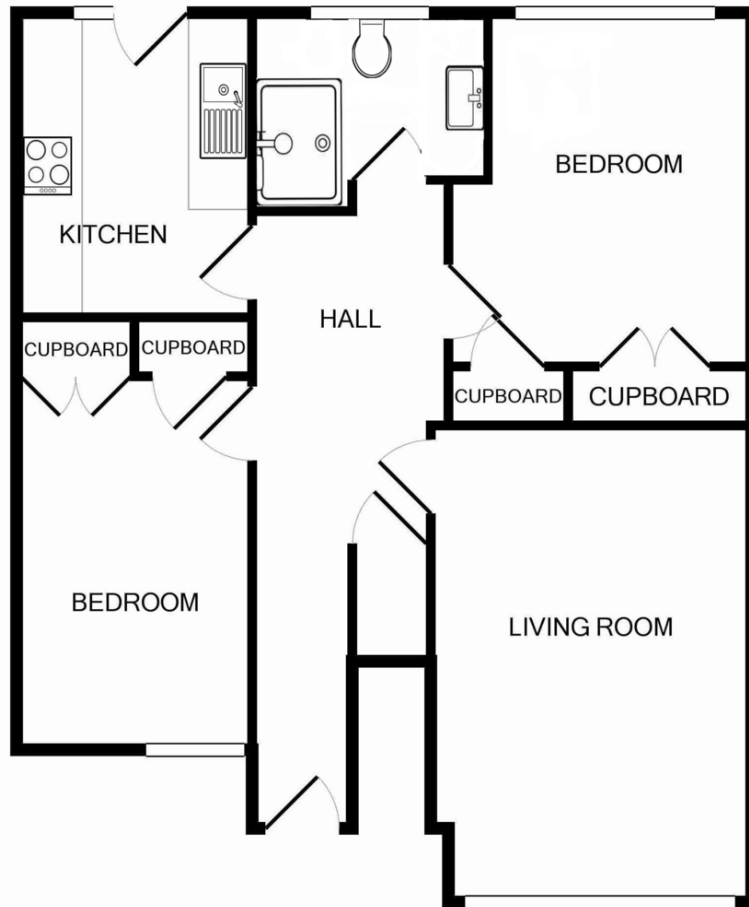
### COMMUNAL GARDENS

### PARKING SPACE AVAILABLE TO RENT

### Council Tax Band D

### EPC Band C





Total Approx. Floor Area 659 Sq.Ft. (61.2 Sq.M.)  
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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.

