



Birch Court, Park View Road, Leatherhead, KT22 7GE

- AVAILABLE 20 OCTOBER 2024
- UNFURNISHED
- TWO BEDROOM SECOND FLOOR APARTMENT
- ENSUITE BATHROOM AND SHOWER ROOM
- OPEN PLAN KITCHEN/LIVING AREA
- HIGH CEILINGS AND BALCONY
- ALLOCATED PARKING
- COMMUNAL GROUNDS
- BICYCLE STORE
- WITHIN WALKING DISTANCE OF TOWN AND STATION



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THE PROPERTY

Two bedroom, two bathroom second floor apartment within walking distance of Leatherhead town centre and main line station. With open plan kitchen/living area, balcony, high ceilings, allocated parking, communal grounds with child play area and cycle store

FRONT DOOR TO ENTRANCE HALL

OPEN PLAN KITCHEN / LIVING AREA

KITCHEN

With a range of base and wall units and integrated appliances

LIVING AREA

With high ceilings and door to balcony overlooking the communal grounds

BEDROOM 1

With high ceilings and leading to

ENSUITE BATHROOM

With basin, w.c and bath with shower over

BEDROOM 2

SHOWER ROOM

With basin, w.c and shower cubicle

ALLOCATED PARKING

Council Tax Band D

EPC Band C





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.