



48a High Street, Leatherhead, Surrey, KT22 8AJ

£1,000pcm Unfurnished Available Now



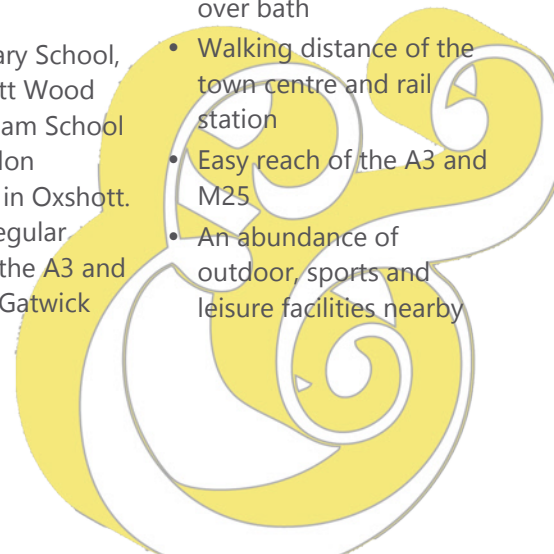
A BRIGHT AND SPACIOUS ONE BEDROOM FLAT WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND RAIL STATION, ARRANGED OVER TWO FLOORS

Situated within walking distance of the town centre, which offers an abundance of lifestyle and shopping facilities, is this lovely first and second floor one bedroom flat. The property is beautifully-presented and offers bright, spacious accommodation. From the entrance on the ground floor with its own front door, there are stairs leading up to an open plan, double-aspect living room and fitted kitchen, which has a wood floor, and there is a large storage area. From here, there is a further staircase up to the second floor with a double bedroom and bathroom that has a white suite and a shower over the bath.

Schooling in the area is excellent and includes Downside School, West Hill Primary School, Therfield School, Woodlands School and St John's School in Leatherhead, Barnett Wood Infant School in Ashted, Glenesk School in East Horsley, the Howard of Effingham School in Effingham, Rosebery School, Stamford Green Primary School and City of London Freemans School in Epsom, as well as Danes Hill and Royal Kent Primary School in Oxshott. Leatherhead's mainline railway station is within walking distance and provides regular services to London Waterloo and Victoria (approximately 30-35 minutes) whilst the A3 and M25 motorway are within easy reach, leading to central London, Heathrow and Gatwick airports.

Accommodation

- Entrance hall with stairs leading to the first floor
- Open plan living room
- Fitted kitchen
- Double bedroom
- Bathroom with shower over bath
- Walking distance of the town centre and rail station
- Easy reach of the A3 and M25
- An abundance of outdoor, sports and leisure facilities nearby





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Leatherhead

Leatherhead is a vibrant town in rural Surrey that is popular with London commuters. The town grew around the River Mole and appears in the Domesday Book of 1066. Indeed, the discovery of what is thought to be a well and two pits were discovered in 2012 during building work in the town, with finds that date back to the early Roman period. The area was originally divided into two manors: Thorncroft and Pachesham. Whilst the Pachesham manor has further divided over the years, the Thorncroft part remained intact well into the 19th century. To this day, Thorncroft Manor still stands proud. Grade II listed, the current building was a re-build in the 1770's in an Adamesque style. Once the home of the gentry and later international companies, such as KBR, Dunlop International and Dermalogica Limited, it is now exclusive office suites and meeting rooms, set in 18 acres of beautiful grounds.

The town has always been a hub for transport and communications, none more so that today. The first bridge over the River Mole at Leatherhead is believed to have been built in 1250, followed by a turnpike road that ran through Leatherhead, between Epsom and Horsham, which was authorised by Parliament in 1755. Stagecoaches and horses regularly stopped at the 300-year-old Swan Hotel on their way to London; it wasn't long before there were daily coaches to Arundel, Bognor and Worthing as well. However, the building of the railway line in 1847, and the station in 1859, really opened up Leatherhead as a popular location with many people.

There are an abundance of footpaths and cycle routes throughout the area including the North Downs Way and Box Hill, an Area of Outstanding Natural Beauty. Nearby is Epsom Downs, home of the famous racecourse and renowned for the annual Derby.

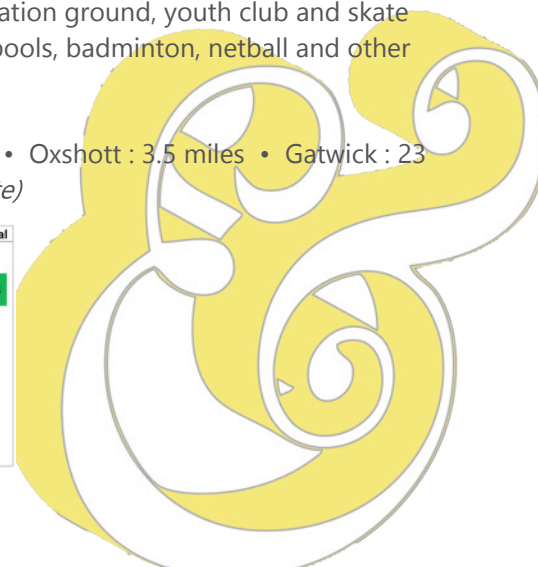
Major businesses in Leatherhead include ERA Technology Ltd, the Halliburton Company, Unilever PLC, CGI (formerly Logica), ExxonMobil and AIRCOM International. Notable current and former residents include the actor Michael Caine, Sir Thomas Bloodworth who was Lord Mayor of London during the Great Fire of 1666 (he lived at Thorncroft Manor), Donald Campbell who, with Bluebird, was the fastest man on land and water, former Formula One driver, John Campbell-Jones, Marie Stopes and Harold Auten VC DSC.

- Leatherhead mainline rail station provides regular services to London Waterloo and London Victoria (approximately 30-35 minutes).
- Within a short driving distance of the A3 and M25 motorway network providing easy access to central London, Heathrow and Gatwick airports.
- Good choice of schools including Downside School, Woodlands School, West Hill Primary School and St John's School in Leatherhead, with Glenesk School, City of London Freemans School, Rosebery School, Danes Hill and Royal Kent Primary School all nearby.
- eisure amenities nearby include football and rugby clubs, a cricket club, recreation ground, youth club and skate park, gyms, theatre, cinema and Leatherhead Leisure Centre with swimming pools, badminton, netball and other facilities.

Epsom : 4.5 miles • Ashtead : 2 miles • Dorking : 6 miles • Fetcham : 1.5 miles • Oxshott : 3.5 miles • Gatwick : 23 miles • Heathrow : 25 miles • Central London : 23 miles *(distances approximate)*

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Elizabeth Hunt & Associates Ltd
Meadows, Calvert Road
Effingham, Surrey, KT24 5SR





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Relevant letting fees and tenant protection information

Please note that as well as paying the rent on a property, you may also be required to make the following permitted payments.

Permitted payments

- Before the tenancy starts (payable to Elizabeth Hunt & Associates Ltd, 'The Agent')
- Holding Deposit: 1 week's rent
- Deposit: 5 weeks' rent for tenancies below £50,000 per annum; 6 weeks' rent for tenancies above £50,000 per annum

During the tenancy (payable to the Agent)

- Payment of £50 including VAT if you want to change the tenancy agreement.
- Payment of interest for the late payment of rent at a rate of 3% above Bank of England's annual percentage rate
- Payment of £50 including VAT for the reasonably incurred costs for the loss of keys/security devices
- Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy
- Contractual damages in the event of a tenants' default of a tenancy agreement

During the tenancy (payable to the provider) if permitted and applicable

- Utilities – gas, electricity, water
- Communications – telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

Other permitted payments

Any other permitted payments, not included above, under the relevant legislation including contractual damages.

Tenant protection

Elizabeth Hunt & Associates Ltd is a member of Propertymark Client Money Protection Scheme, which is a client money protection scheme, and also a member of The Property Ombudsman, which is a redress scheme. You can find out more details on the agent's website or by contacting the agent directly.

Please note that as a reputable letting agent, we are required by law to publish on our website information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove or Zoopla. For properties to rent in England, details of our membership of any redress scheme and client money protection scheme must also be published with our fees on Rightmove or Zoopla. It is our responsibility to ensure that all relevant information is provided to Rightmove or Zoopla and is up-to-date and accurate. If the relevant information does not appear here, we may have included it within the property description or property PDF brochure details.

Right to Rent: private Landlord's duty to carry out immigration status checks

The Applicant agrees to provide a valid passport and visa or work permit to the Agent at the time of signing the Application Form. The Applicant confirms he/she will provide full details of all persons over the age of 18 years who will be residing in the Property at the start of the Tenancy (subject to contract, references and Right to Rent check) prior to signing the Tenancy Agreement and taking occupation of the Property. The Applicant also confirms that if any additional occupiers or any occupier changes during the Tenancy, the Applicant will inform the Landlord and the Agent promptly and ensure that the person or persons meets the Agent or the Landlord to enable a copy of their passport, visa to work or study in the UK and, if applicable, a work permit to be taken. To avoid doubt, if any person forming the Tenant or the occupier fails to comply the Landlord may take any necessary legal action to have the person evicted from the Property.

