



Consort Drive, Leatherhead, KT22 0AS

Available 4th July

£1,275 PCM



- AVAILABLE 4TH JULY
- OPEN PLAN KITCHEN/LOUNGE WITH JULIETTE BALCONY
- LUXURY BATHROOM
- SHARED ENTRANCE WITH JUST ONE OTHER APARTMENT
- ONE ALLOCATED PARKING SPACE
- ONE BEDROOM LUXURY APARTMENT
- BEDROOM WITH FITTED WARDROBES
- LARGE DOUBLE STORAGE CUPBOARD
- BIKE STORE
- SURREY CONNECT BUS SERVICE

Description

A modern one bedroom luxury apartment built by Berkeley Homes in the Princes Chase development, situated in a beautiful woodland enclave, 5 minutes drive from Leatherhead town centre.

ENTRANCE HALL

The apartment is accessed via an attractive porch with a private entrance to just two apartments. Oak front door leading to a bright and airy hallway with picture window overlooking attractive landscaped grounds, double storage cupboard housing washing machine and dryer, hard flooring, oak internal doors.

OPEN PLAN KITCHEN/LIVING AREA

Fully fitted with a range of grey shaker style units and laminate worktop over. Integrated Zanussi appliances including fridge/freezer, electric induction hob with extractor over, electric oven and microwave and dishwasher. Window overlooking front aspect. Opening into lounge/dining area with full height windows and Juliet balcony overlooking attractive communal landscaped grounds.

LUXURY BATHROOM

Fully fitted, white comprising wash hand basin inset in vanity unit, wc, bath with mains operated shower over, glass screen, heated towel rail, extractor fan, tiled.

BEDROOM

Double room with window to rear aspect, fitted wardrobes with sliding doors.

OUTSIDE

Set in beautiful landscaped grounds, the property offers one allocated parking space and access to a bike store (at own risk).

Situation

Situated in a semi-rural location, yet remaining close to local amenities, this property is close to transport links, M25, Cobham and Leatherhead.

EPC B
Council Tax Band C





Living/Kitchen/Dining	6.99m x 3.06m	22'11" x 10'1"
Master Bedroom	3.32m [†] x 3.02m	10'11" [†] x 9'11"

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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 Referencing. 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.