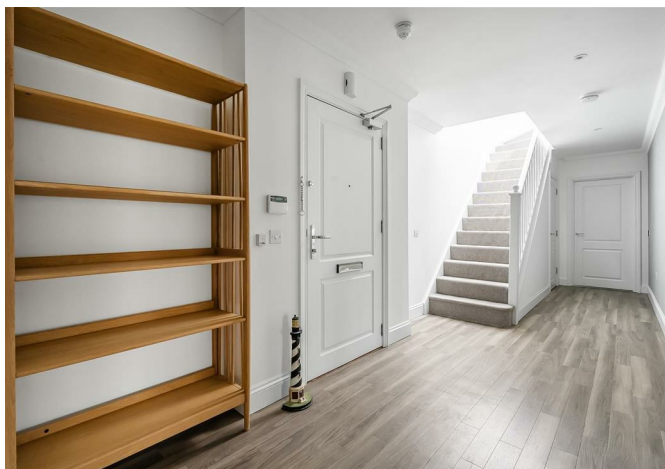




Hartfield Road, Leatherhead, KT22 7GQ

£2,800 Per Calendar Month



- AVAILABLE NOW
- THREE BEDROOM PENTHOUSE APARTMENT
- LARGE LIVING/DINING ROOM
- PRIVATE BALCONY
- ALLOCATED PARKING FOR TWO VEHICLES
- SUPERB OVER 55'S RETIREMENT DEVELOPMENT
- UNFURNISHED
- SEPARATE UTILITY ROOM
- VAST PRIVATE ROOFTOP TERRACE
- WALKING DISTANCE TO LEATHERHEAD MAINLINE STATION

Description

This exquisite, three bedroom, two bathroom penthouse apartment forms part of a high-class retirement development created by Beechcroft Developments in 2018, specifically for the actively retired over 55's. Its spacious accommodation extends to over 2,000 sq.ft and is complemented by not just a private balcony with a serene outlook, but also a vast and private roof top terrace.

The accommodation comprises a large entrance hall with plentiful built in cupboards and guest cloakroom, open plan kitchen/dining room, a large living room together with three double bedrooms. The principal bedroom has a range of fitted wardrobes and a full ensuite whilst a second bathroom serves the remaining two bedrooms.

The apartment further benefits from a private balcony and a dedicated private staircase providing access onto a huge roof terrace which has fantastic views and is ideal for al fresco entertaining.

Within Reeves House there is a residents' lounge with kitchen, guest suite (bookable for a small nightly fee) as well as a week day on site manager available to assist.

Externally there are two allocated parking spaces as well as visitor parking bays.

Situation

Reeves House is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

Leatherhead's mainline railway station is a short walk away and offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The Surrey Connect bus is a community bus service available to many residents in Surrey including Leatherhead. This offers an affordable and convenient service for getting into town or to the train station and is arranged on their website.

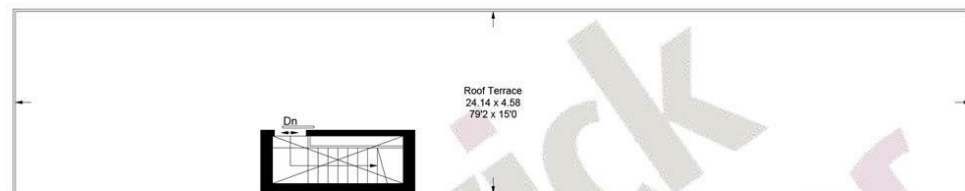
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.

EPC	B
Council Tax Band	F

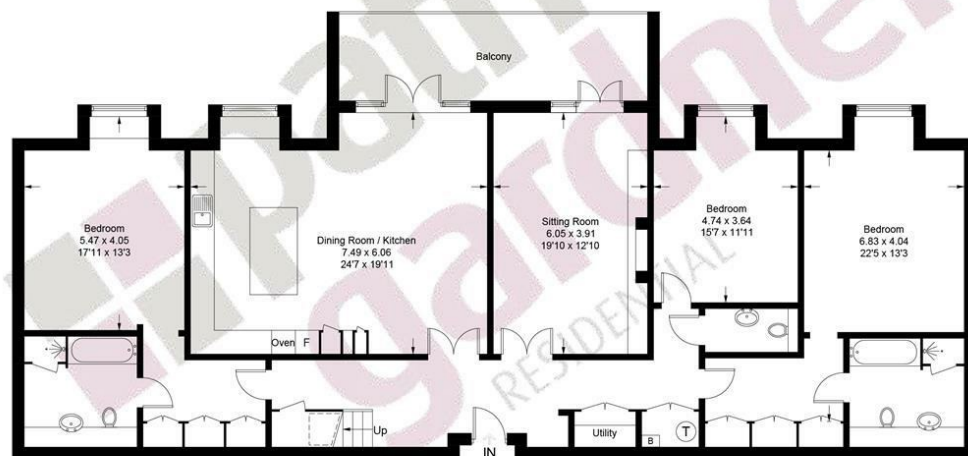


 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 194.6 sq m / 2095 sq ft



Third Floor



Second Floor

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. (ID1291873)

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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

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.

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.

 **patrick
gardner**
LETTINGS