

Opus Court, Bay Tree Avenue, Leatherhead, KT22 7UG

£1,800 PCM



- AVAILABLE 18TH APRIL
- TWO DOUBLE BEDROOMS
- FITTED WARDROBES
- SECURE VIDEO ENTRY SYSTEM
- WALKING DISTANCE TO LEATHERHEAD TOWN CENTRE SHOPPING
- UNFURNISHED
- TWO BATHROOMS
- LARGE KITCHEN/DINER/RECEPTION AREA
- WALKING DISTANCE TO LEATHERHEAD MAIN LINE STATION
- ALLOCATED PARKING SPACE FOR ONE VEHICLE

## Description

Stylish and modern, two bedroom luxury apartment located within a popular development, just a few moments walk from Leatherhead town centre and main line train station. The property benefits from an open plan living area with modern fitted kitchen, contemporary family bathroom, two double bedrooms (both with fitted wardrobes) and an allocated parking space for one vehicle.



## Situation

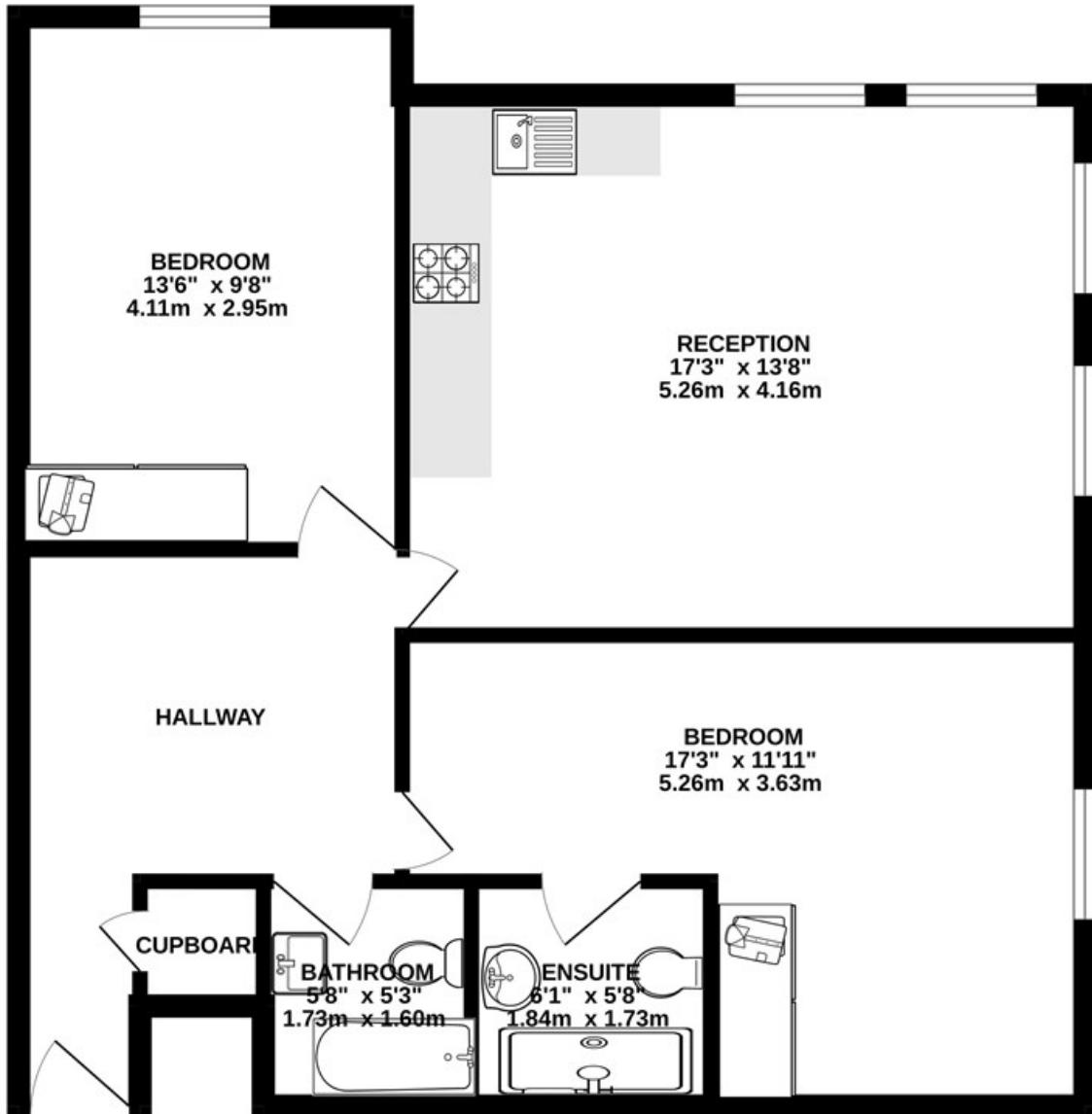
Leatherhead town centre offers a variety of shops, quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station 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

**EPC**  
**Council Tax Band**

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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 ~~£100 per week~~ per week by the landlord.

These particulars, whilst believed to be ~~correct~~ correct by the ~~landlord~~ landlord, are 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.