



Highlands Road, Leatherhead, KT22 8ND

£2,250 Per Calendar Month



- AVAILABLE 6TH JUNE
- TWO DOUBLE BEDROOM TOWNHOUSE
- COSY LIVING ROOM WITH BAY WINDOW ASPECT
- BEAUTIFUL KITCHEN
- LOCATED WITHIN THE HEART OF LEATHERHEAD
- FURNISHED/UNFURNISHED
- FULL OF CHARACTER WITH MODERN UPGRADES
- SEPARATE DINING ROOM
- MODERN BATHROOMS
- MOMENTS FROM LOCAL SHOPS & AMENITIES

Description

A charming and welcoming, two bedroom, two bathroom townhouse, located within the heart of Leatherhead town centre, only moments from local shops and amenities. Filled with characterful charm, with modern upgrades throughout, the property comprises two double bedrooms (one with family en-suite bathroom), cosy living room with bay window aspect, separate dining room leading outside via patio doors onto a pretty courtyard, stunning modern kitchen and shower room.

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 Downsends 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.

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. Epsom Downs (home of the famous Epsom Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

EPC D
Council Tax 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 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

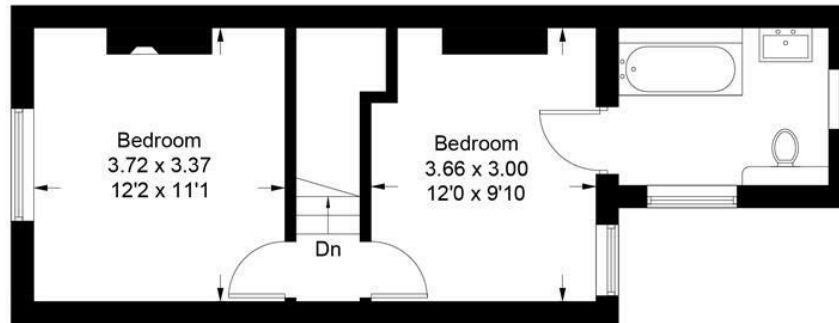
A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

Inventory and schedule of condition

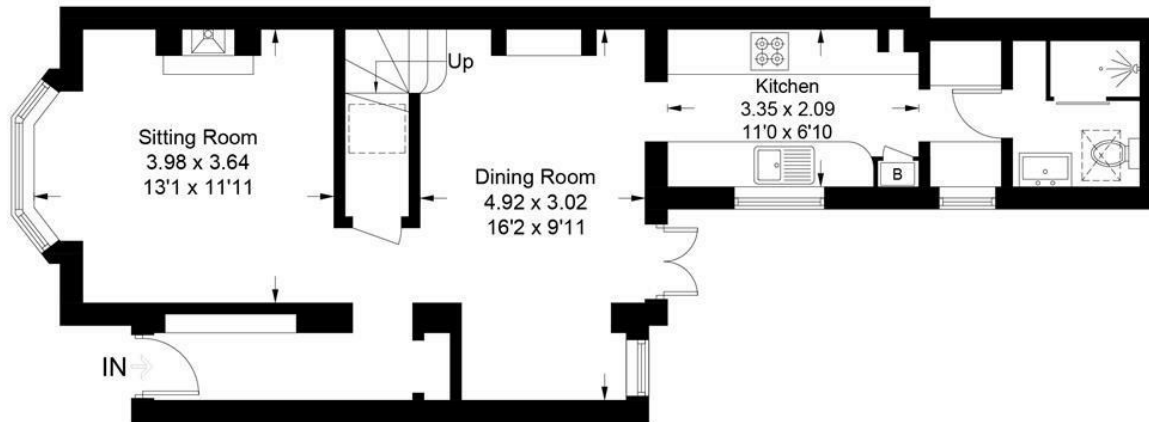
A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.

Approximate Gross Internal Area = 84.2 sq m / 906 sq ft

 = Reduced headroom below 1.5m / 5'0



First Floor



Ground 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. (ID867955)

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gardner**
LETTINGS