


Bay Tree Avenue, Leatherhead, KT22 7UG

£1,350 PCM









- AVAILABLE 5TH DECEMBER
- ONE DOUBLE BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LIVING AREA
- MODERN BATHROOM
- ALLOCATED PARKING FOR ONE VEHICLE
- FURNISHED/UNFURNISHED
- HIGH QUALITY FINISH THROUGHOUT
- KITCHEN WITH INTEGRATED APPLIANCES
- BUILT IN STORAGE
- WITHIN WALKING DISTANCE OF TOWN CENTRE AND MAIN LINE STATION

## Description

One bedroom, ground floor luxury apartment located in a superb development just a short walk from Leatherhead town centre and main line station. The property comprises one double bedroom with floor to ceiling build in wardrobes, modern family bathroom, open plan kitchen/living area and further built in storage. The property also benefits from allocated parking for one vehicle.

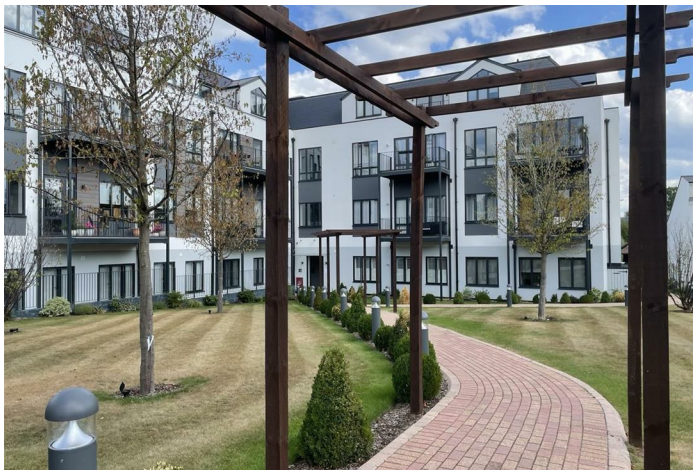
## Situation

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

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|---|---|
| EPC | C |
| 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.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
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