

patrick gardner
LETTINGS

Garlands Road, Leatherhead, KT22 7GL

£1,750 PCM









- UNFURNISHED
- UNIQUE TWO BEDROOM PENTHOUSE FLAT
- BATHROOM AND EN SUITE SHOWER ROOM
- 20' DOUBLE ASPECT LIVING/DINING ROOM
- ALLOCATED PARKING AND VISITORS PARKING
- AVAILABLE NOVEMBER 2026
- LIGHT AND SPACIOUS ACCOMMODATION
- PRIVATE LIFT DIRECT TO APARTMENT
- KITCHEN / BREAKFAST ROOM
- SHORT WALK TO TOWN AND STATION

Description

Unique two bedroom penthouse apartment spread over the entire top floor of a small block of 5 flats. With light and spacious accommodation, secure entry phone system, lift with private access to the apartment, allocated parking and within a short walk to Leatherhead town centre and main line station.

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.

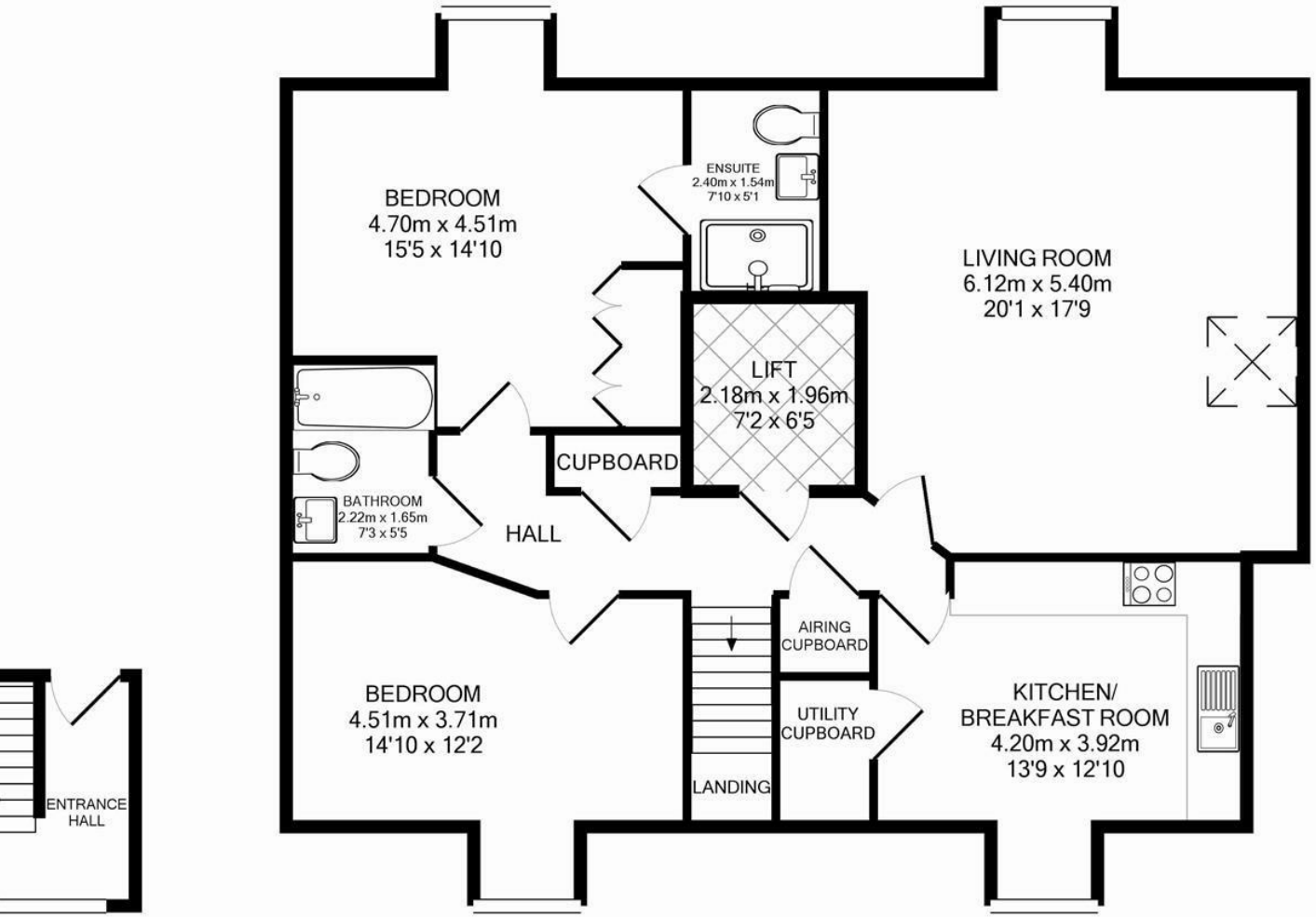
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Epsom Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

EPC	C
Council Tax Band	F









ntrance Floor
Approx. Floor
rea 5.2 Sq.M.
(56 Sq.Ft.)

1st Floor
Approx. Floor
Area 93.6 Sq.M.
(1007 Sq.Ft.)

Total Approx. Floor Area 98.8 Sq.M. (1064 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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.

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