



KINGSTON ROAD, LEATHERHEAD, KT22

£1,550 PCM



- AVAILABLE AUGUST 30TH
- SEMI-DETACHED HOUSE
- RECENTLY REDECORATED THROUGHOUT
- SEPARATE RECEPTION ROOM
- REAR LANDSCAPED GARDEN
- UNFURNISHED
- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/DINING
- MODERN BATHROOM
- CLOSE TO LEATHERHEAD TOWN CENTRE & MAIN LINE STATION

Description

Two double bedroom, semi-detached house located close to Leatherhead town centre and main line station. Recently redecorated throughout, including modern kitchen and bathroom, open plan kitchen/dining area, separate reception room and newly landscaped garden. On road parking.

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	D
Council Tax Band	C



173 Kingston Road Leatherhead KT22 7NX
2 Bed Semi Detached House

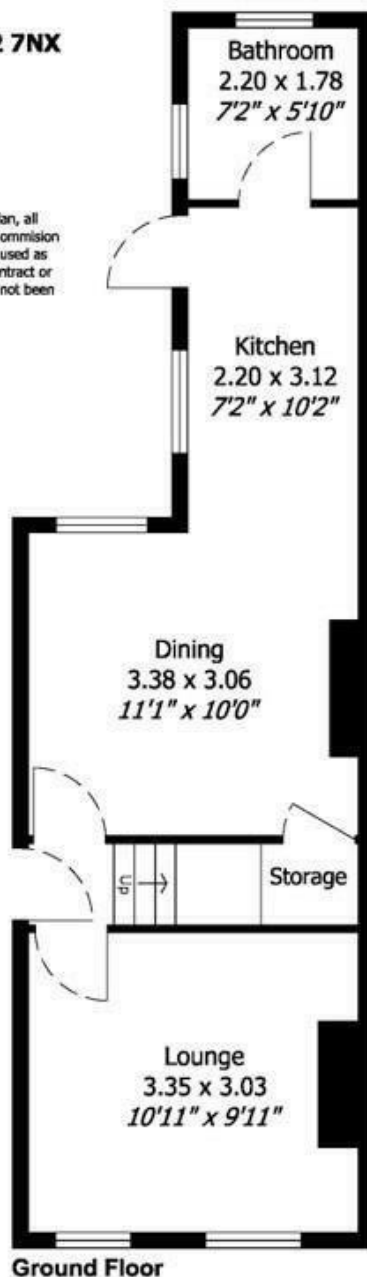
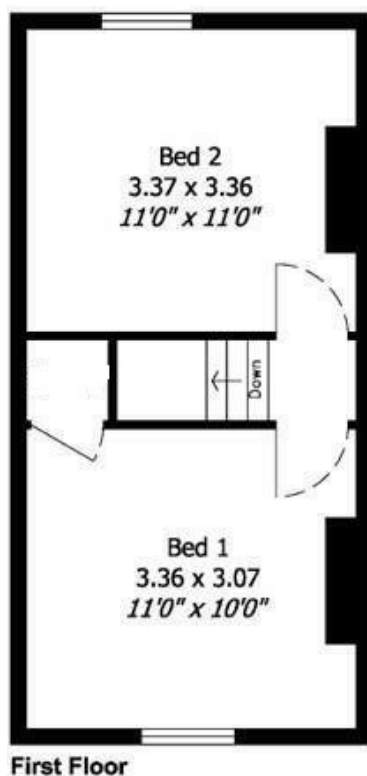
Approximate Living Area

Ground Floor 34.57 sq mts (372.10 sq ft)

First Floor 21.63 sq mts (232.62 sq ft)

Total 56.20 sq mts (604.93 sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser and it does not form any part of any contract or legal documentation. Any services, systems and appliances if shown have not been tested and no guarantee as to their operability or efficiency can be given.



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, Lettings in a Box. 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.