



Thornton Close, Leatherhead, KT22 7GY

£1,350 PCM



- AVAILABLE 30TH SEPTEMBER
- ONE DOUBLE BEDROOM APARTMENT
- SPACIOUS LIVING/DINING AREA
- MODERN BATHROOM
- ALLOCATED PARKING FOR ONE VEHICLE
- FURNISHED OR UNFURNISHED
- GROUND FLOOR
- CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES
- BUILT IN STORAGE
- WALKING DISTANCE TO MAIN LINE STATION

Description

Beautifully presented, ground floor, one double bedroom apartment located within a popular development very close to Leatherhead main line station and town centre. The apartment benefits from an open plan living/dining room and contemporary kitchen with integrated appliances, modern family bathroom, double bedroom with built in wardrobes and allocated parking for one vehicle.



Situation

Norbury House is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

Leatherhead's mainline railway station is a short walk away and 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.

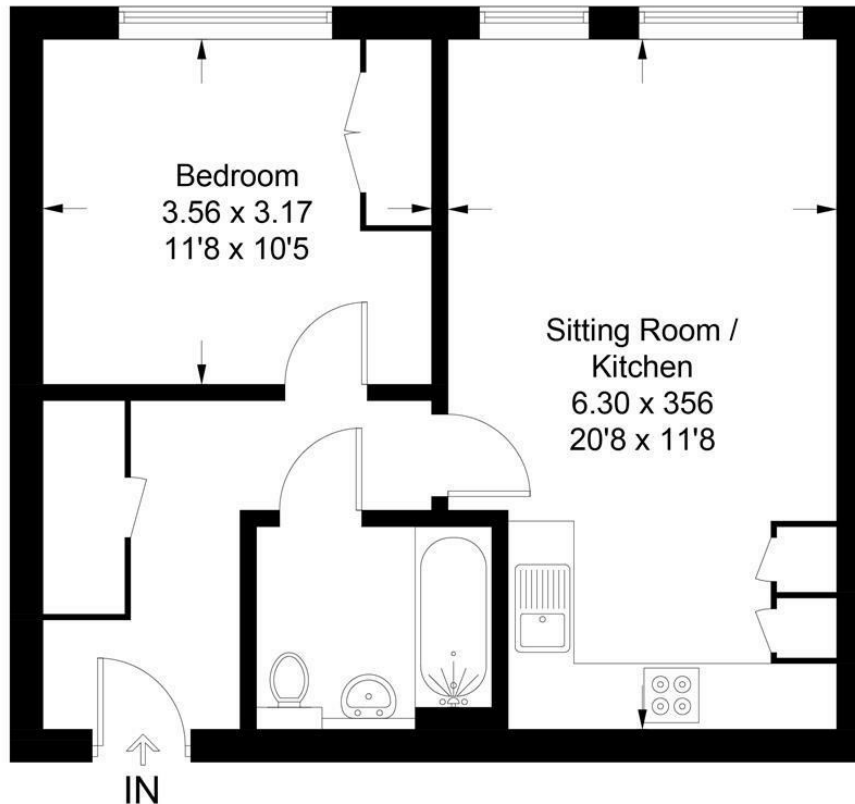
The Surrey Connect bus is a community bus service available to many residents in Surrey including Leatherhead. This offers an affordable and convenient service for getting into town or to the train station and is arranged on their website.

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.

EPC	B
Council Tax Band	C



Approximate Gross Internal Area = 45.8 sq m / 493 sq ft



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. (ID1169222)

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.

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.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360444 Email: lettings@patrickgardner.com
<https://www.patrickgardner.com/>

**patrick
gardner**
LETTINGS