



Leret Way, Leatherhead, KT22 7JL

£1,150 Per Calendar Month





- AVAILABLE NOW
- STUDIO APARTMENT
- MODERN KITCHEN
- PATIO DOORS LEAD ONTO COMMUNAL SPACE
- TOWN CENTRE LOCATION
- FURNISHED
- GROUND FLOOR
- ALLOCATED UNDERGROUND PARKING
- UNDERFLOOR HEATING
- WITHIN WALKING DISTANCE OF MAINLINE STATION

## Description

This lovely, beautifully presented, ground floor FURNISHED studio apartment is located within Royal Swan Quarter, a well regarded development in the heart of Leatherhead town centre and within a short walk to all the amenities on offer. MUST BE SEEN!

Open Plan space with King Size Bed and under bed storage, double fitted wardrobe with additional linen storage in the hallway.

The living area consists of sofa, table with two chairs and TV on base unit and patio doors leading to the communal outside space, where there is a table and two chairs.

The modern kitchen has a dishwasher, fridge freezer and microwave with plenty of under-counter and wall units.

The bathroom has a bath with overhead shower, basin, wc and heated towel rail.

The property benefits from underfloor heating.

Allocated underground parking for one car.

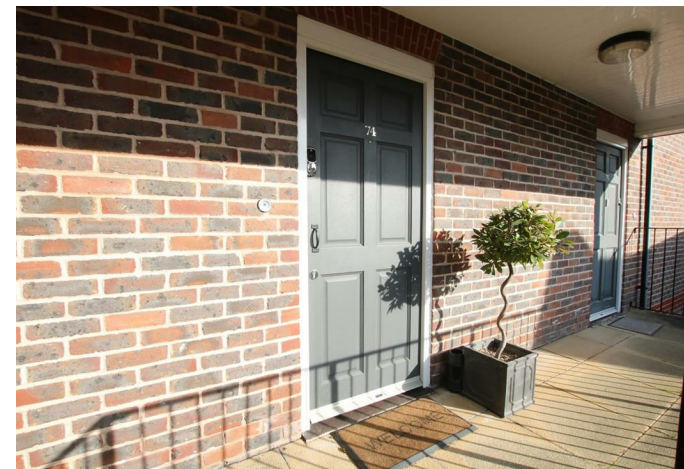
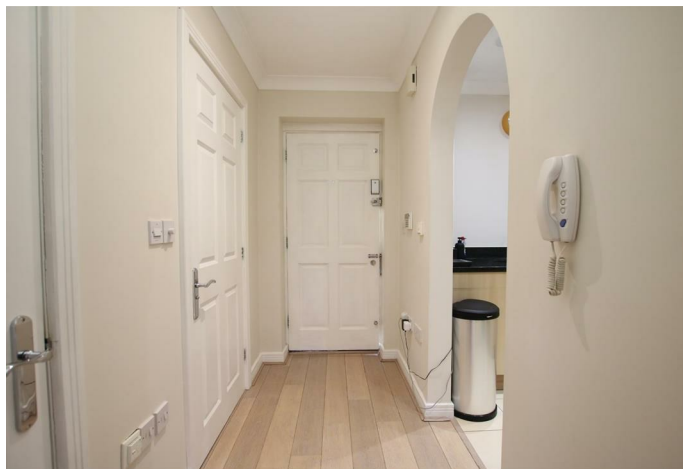
Outside, there are well kept communal grounds.

## 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.

EPC	C
Council Tax Band	B







## 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**

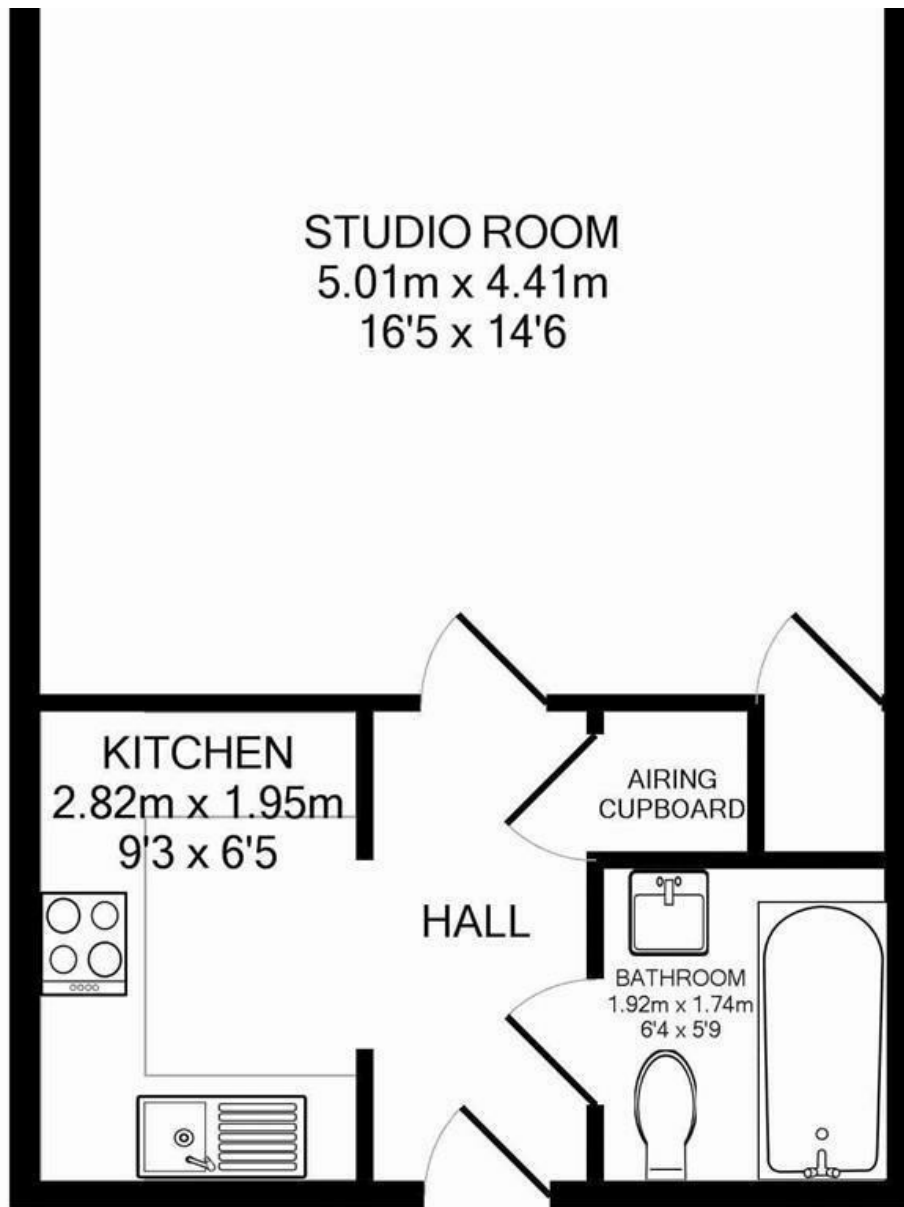
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### **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.



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**patrick  
gardner**  
LETTINGS