



 **patrick
gardner**
LETTINGS

Epsom Road, Leatherhead, KT22 8RJ

£1,600 Per Calendar Month



- OVER 60'S DEVELOPMENT
- PART-FURNISHED OR UNFURNISHED
- FIRST FLOOR
- TWO BATHROOMS
- COMMUNAL LOUNGE
- AVAILABLE 23RD MAY
- TWO BEDROOM APARTMENT
- MODERN KITCHEN
- OFF-STREET PARKING
- WEEKDAY CONCIERGE

Description

A beautifully presented two bedroom (738 sq.ft.) first floor apartment, designed for active, independent residents aged 60 and over. Set in beautifully landscaped grounds with lit paths, well maintained gardens and parking this sought after development is within 450 yards from the High Street.

A spacious hall with coats cupboards and airing cupboard leads through double doors to a bright double aspect sitting/dining room which features glazed double doors into fitted kitchen with a comprehensive range fitted units and integrated appliances. The master bedroom has a fitted double wardrobe and en-suite shower room, the second double bedroom enjoys a luxury bathroom which is just across the hall.

Situation

Ashcroft Place is located on the Epsom Road, only a short distance from the town centre, Parish Church, Library and Nuffield Health Gym.

Located on Church Street is a Little Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.

EPC B
Council Tax Band E



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

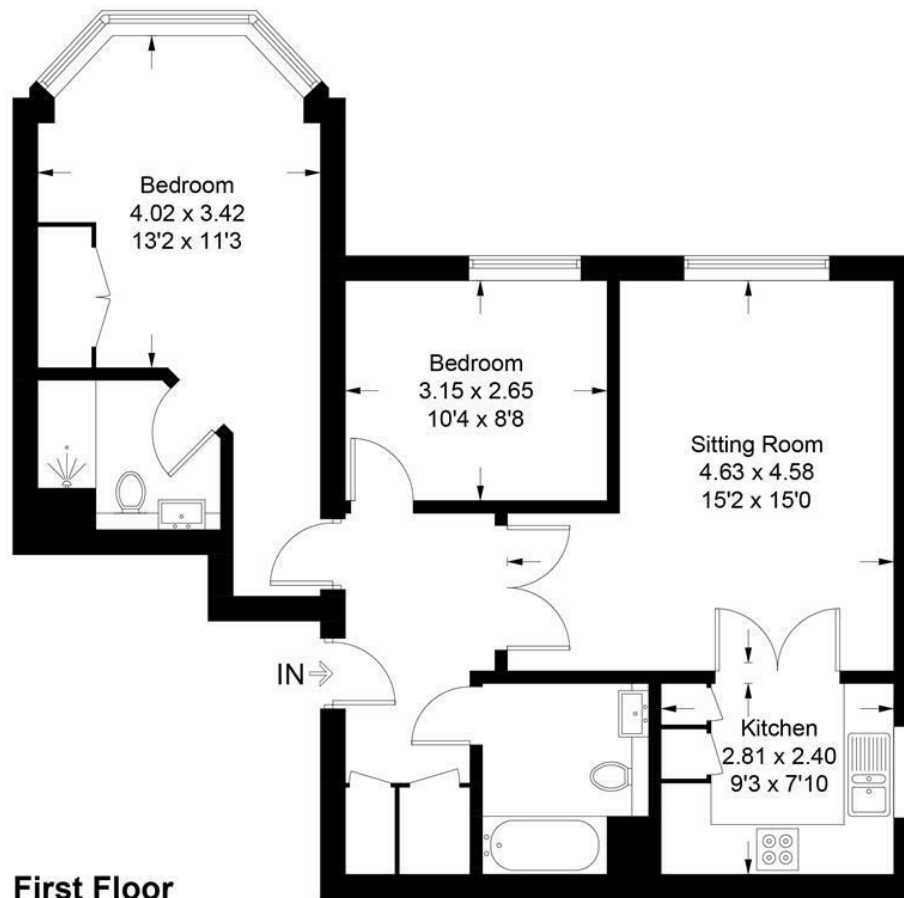
A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

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.



Approximate Gross Internal Area = 68.6 sq m / 738 sq ft



First 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. (ID1211338)

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

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