

Lavender Court, Lavender Close, Leatherhead, KT22 8LE

£1,700 PCM









- AVAILABLE 2ND NOVEMBER
- GROUND FLOOR TWO BEDROOM APARTMENT
- ENSUITE SHOWER ROOM AND MAIN BATHROOM
- MEZZANINE FLOOR FOR STUDY/OFFICE AREA
- TWO ALLOCATED PARKING SPACES
- FULLY FURNISHED PROPERTY
- LOCATED IN PRESTIGIOUS MANSION CONVERSION
- TALL CEILINGS THROUGHOUT
- OAK FLOORING
- MATURE PARKLAND GROUNDS

Description

FULLY FURNISHED ground floor two bedroom, two bathroom apartment located in a prestigious mansion conversion set in mature parkland grounds in a sought after area of Leatherhead. The property benefits from tall ceilings throughout giving a real sense of space, a mezzanine floor which can be used as an office/study, fully fitted kitchen, solid oak flooring, two allocated parking spaces and landscaped communal gardens.

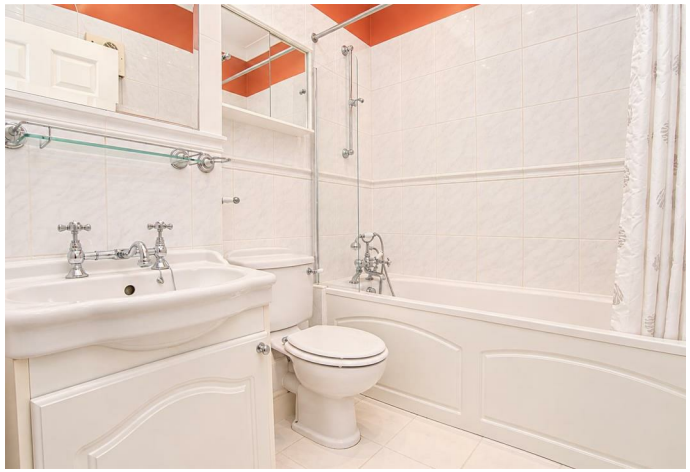
Situation

Located in the very popular St Johns School area of Leatherhead, this property is within walking distance of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and mainline station

Leatherhead town centre offers a variety of shops including a Boots, WH Smith and Sainsbury's in the part covered Swan Shopping Centre. The town offers a wide variety of quality independent restaurants and coffee shops. 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'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 Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

EPC	D
Council Tax Band	E









Patrick Gardner

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.

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

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