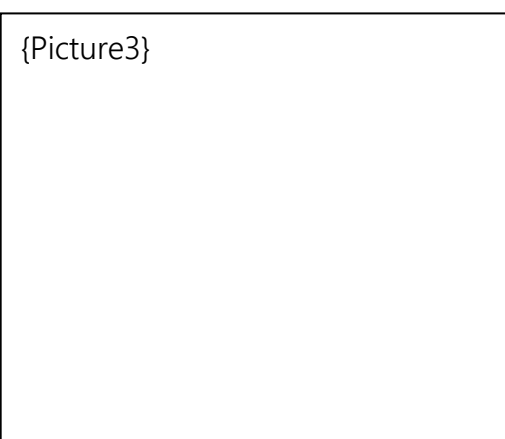
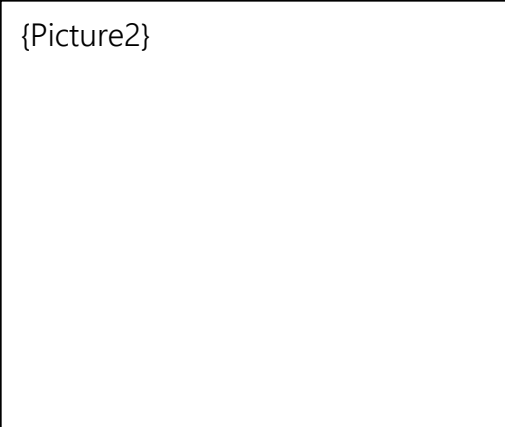


TO LET

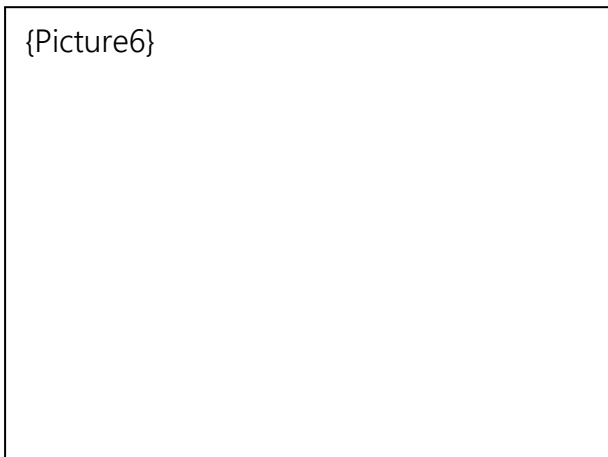


Holding Deposit (One Weeks Rent) - £300.00

Deposit (Five Weeks Rent) - £1500.00

Council Tax Band - C • EPC - C

A well presented part furnished one bedroomed first floor flat, situated just a short walk from the High Street and mainline station. The accommodation includes Hall, lounge/dining room, fitted kitchen with whitegoods, double bedroom with built in wardobes, bathroom with shower over. Allocated parking.



Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

COMMUNAL ENTRANCE HALL

with security entry system.

FIRST FLOOR

Front door leading to: -

HALLWAY

with cupboard.

SITTING ROOM 10'10" x 15'10" (3.30m x 4.83m)

KITCHEN 7' x 7'10" (2.14m x 2.39m)

with modern floor and wall units, washing machine, fridge, integrated oven, hob and extractor hood, gas fired combination boiler for hot water and central heating with radiators, inset stainless steel sink with mixer tap.

DOUBLE BEDROOM 10'4" x 10'4" (3.15m x 3.15m)

with wardrobe.

BATHROOM 11'3" x 6'1" (3.43m x 1.85m)

with suite of wash hand basin, WC, Bath with mixer tap and shower attachment.

OUTSIDE

COMMUNAL GARDENS

PARKING

parking for visitors and one allocated parking space for residents.

AVAILABLE: 27TH July 2024

RENT: £1,150.00 PAYABLE MONTHLY IN ADVANCE

HOLDING DEPOSIT: £265.00 (1 WEEK'S RENT)

DEPOSIT: £1,326.00 (5 WEEKS' RENT)

Note 1: Council Tax Band C approx - £1032.72.

Further information on Deposit and Administration Fees available at www.hugginsedwards.co.uk/rental_information

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE AGENTS HUGGINS EDWARDS &
SHARP**

LEATHERHEAD LETTINGS OFFICE

3 BRIDGE STREET, LEATHERHEAD, KT22 8BL

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