

**TO LET**



**HOLDING DEPOSIT £365.00 (TO BE DEDUCTED FROM THE 1ST MONTH'S RENT)**

**DEPOSIT (5 WEEKS RENT) £1846.00**

**COUNCIL TAX BAND - C • EPC - C**

**Communal Gardens • Close To Town**

**Parking to the Front**

**Viewing Highly Recommended • Garage**

Spacious modern two double bedroom first floor flat, situated in walking distance to Leatherhead town centre.



**GROSVENOR COURT, EPSOM ROAD, LEATHERHEAD,  
KT22 8SW  
£1,600 PCM**



**Energy Performance Certificate** Energy Rating **C**

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73	76
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**FIRST FLOOR**

**ENTRANCE HALL**

Full Height Storage Cupboard housing Electricity and Gas Meters . Access to loft, with folding doors to loft storage area, Gas Central Heating Boiler for Hot water and central heating with radiators, bt point, new carpets, central heating thermostat.

**LOUNGE/DINING ROOM** 16' x 12'2" (4.88m x 3.71m)

Tv point, secondary double glazed window with new curtains, hatchway opening to

**KITCHEN** 12'8" x 7'2" (3.86m x 2.18m)

Fitted with a range of wood effect floor and wall units, providing generous storage space. Integrated stainless steel electric oven, gas hob and extractor hood, tall fridge freezer, inset 1 and 1/2 bowl stainless steel sink unit, Space and plumbing for washing machine. Amtico tiled flooring, granite effect worktop, secondary glazed window, concealed work top lighting.

**BEDROOM 1** 13'5" x 10'9" (4.09m x 3.28m)

Secondary Double Glazed window,curtains, double built in wardrobe.

**BEDROOM 2** 10'9" x 9'11" (3.28m x 3.02m)

Single recessed wardrobe, secondary double glazed window, curtains.

**BATHROOM**

Bathroom with white suite, comprising panel enclosed bath, shower screen, thermstatically control shower. Wc with concealed cystem. Wash hand basin with mixer taps, chrome ladder radiator. Airing cupboard with Hot water tank and central heating programmer, Amtico flooring.

**OUTSIDE**

**GARAGE**

Further information on Deposit and Administration Fees available at [www.hugginsedwards.co.uk/rental\\_information](http://www.hugginsedwards.co.uk/rental_information)

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

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