

TO LET



RESERVATION DEPOSIT £320.00 (TO BE DEDUCTED FROM THE 1ST MONTH'S RENT)

DEPOSIT (5 WEEKS RENT) £1615.00

COUNCIL TAX BAND - C • EPC - C

Communal Gardens • Close To Town

Parking to the Front

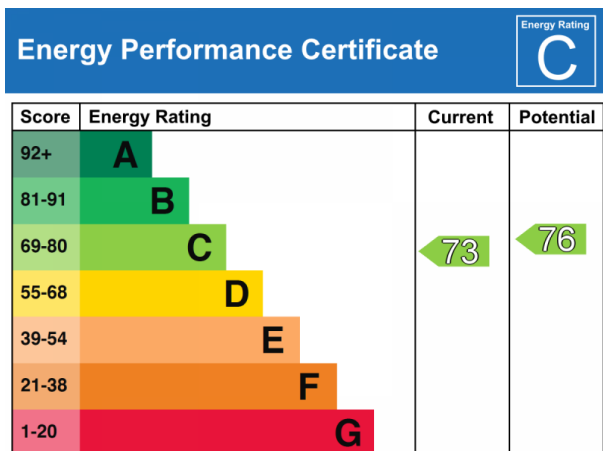
Viewing Highly Recommended • Garage

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



**HUGGINS
EDWARDS
& SHARP**

**GROSVENOR COURT, EPSOM ROAD, LEATHERHEAD,
KT22 8SW
£1,400 PCM**



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, new curtains, double built in wardrobe.

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

Single recessed wardrobe, secondary double glazed window, new curtains.

BATHROOM

Bathroom with white suite, comprising panel enclosed bath, shower screen, thermostatically 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

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

BOOKHAM LETTINGS OFFICE

11-15 HIGH STREET, BOOKHAM, KT23 4AA

01372 455244

lettings@hes-bookham.co.uk



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