

TO LET

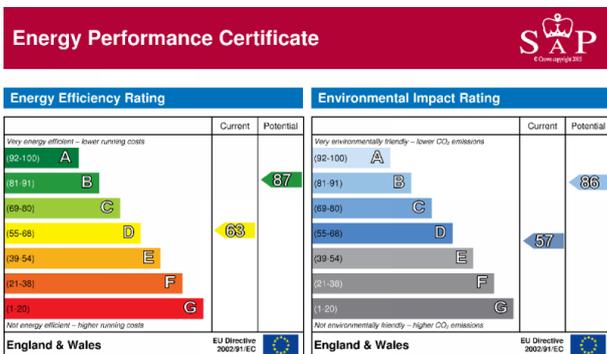


Holding Deposit (1 Weeks Rent) - £365.00

Deposit (5 Weeks Rent) - £1846.00

EPC - D • Council Tax Band - D

A unique two bedroom property providing spacious accommodation arranged over two floors. It is conveniently located just a short walk from Leatherhead high street and mainline station providing easy access to local shopping facilities.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

GROUND FLOOR

ENTRANCE HALL

with double radiator

CLOAKROOM

Armitage Shanks white sanitaryware and chrome fittings. Close couple wc suite, pedestal wash hand basin. Extractor. Radaitor.

LOUNGE 24'8" × 12'10" (7.52m × 3.91m)

Irregular shaped room, two steps leading down to lounge/dining room with door to kitchen, two double radiators, television point.

KITCHEN 10'4" × 6' (3.15m × 1.83m)

Irregular shaped room, with stainless steel sink unit and mixer tap. Shaker style beech effect kitchen wall and base units with contemporary D type handles. Bosch gas hob, electric oven and extractor fan with light. Part tiled walls. Modern light fitting.

LANDING

with access to loft, cupboard housing wall mounted Worcester gas boiler, single radiator

FIRST FLOOR

BEDROOM 1 19'8" × 12' (6m × 3.66m)

irregular shaped room with built in double wardrobe cupboard, two double radiators.

BEDROOM 2 12'8" × 6'6" (3.86m × 1.98m)

Irregular shaped room with double radiator.

BATHROOM

Armitage Shanks white sanitaryware and chrome bathroom fittings. Close coupled wc suite, pedestal wash hand basin, panel enclosed bath with hi/low shower mixer tap. Chrome ladder towel rail. Part tiled walls, light with shaver point. Extractor.

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**

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