



Cobham Road, Fetcham, Leatherhead, KT22 9JQ

£1,400 PCM



- AVAILABLE 29TH AUGUST
- SPACIOUS TWO BEDROOM MAISONETTE
- NEW CARPETS
- OPEN PLAN LIVING
- WHITE BATHROOM SUITE
- UNFURNISHED
- NEWLY REFURBISHED
- TWO DOUBLE BEDROOMS
- KITCHEN WITH INTEGRATED APPLIANCES
- MOMENTS FROM SHOPS & AMENITIES

## Description

Spacious two bedroom, first floor maisonette located in the heart of Fetcham village. The property has been newly refurbished and has had brand new carpets laid throughout. Comprising two double bedrooms, open plan living/dining area, kitchen with integrated appliances and family bathroom suite. Further benefits include parking for one vehicle and outside space to the front of the property.

## Situation

Fetcham Village shops offer a good variety of outlets including a Sainsburys Local. Leatherhead town offers a more comprehensive range of shopping facilities including the Swan Shopping Centre, theatre, Waitrose in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove.

Cobham and Leatherhead main line railway stations offer excellent services to Waterloo, Victoria and London Bridge. Junction 9 of the M25 can be found on the Ashted side of Leatherhead. Gatwick and Heathrow Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt countryside with National Trust and Green Belt land close at hand. Bocketts Farm, Polesden Lacey and Norbury Park offer great family days out.

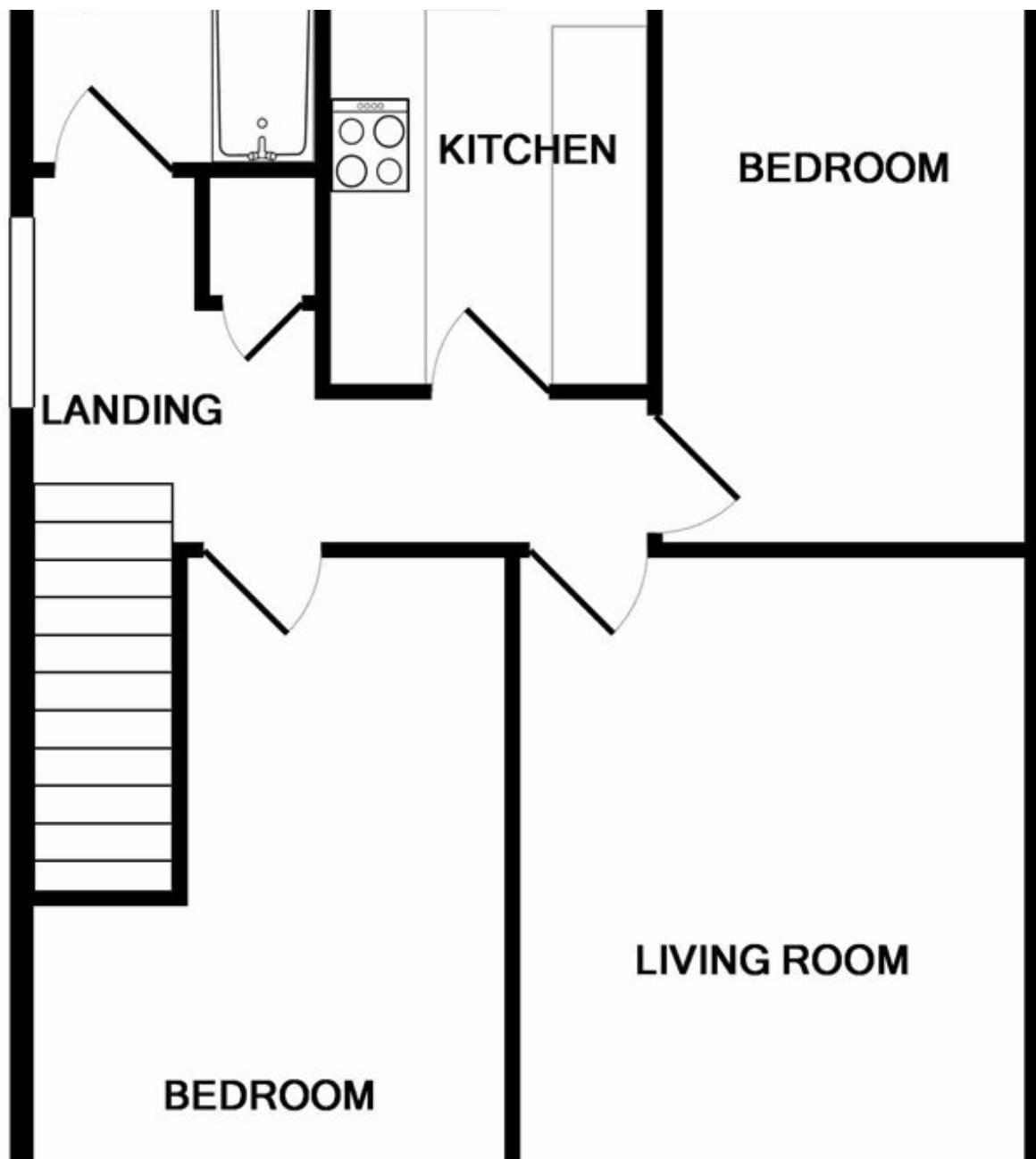
**EPC**

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**Council Tax Band**

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## 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.

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**patrick  
gardner**  
LETTINGS