



Cobham Road, Fetcham, Leatherhead, KT22 9JD

Available 6 May 2024

£1,000 pcm

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- AVAILABLE 6 MAY 2024
- UNFURNISHED
- TOP FLOOR ONE BEDROOM FLAT CONVERSION
- OPEN PLAN KITCHEN/LIVING SPACE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- MODERN SHOWER ROOM
- LAMINATE FLOORING THROUGHOUT
- GAS CENTRAL HEATING
- ONE ALLOCATED PARKING SPACE
- A FEW MINUTES WALK TO SHOPS AND SUPERMARKETS



1-3 Church Street, Leatherhead  
Surrey, KT22 8DN

Tel 01372 360444

[lettings@patrickgardner.com](mailto:lettings@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

## THE PROPERTY

One bedroom top floor flat conversion located in Fetcham village and just a few minutes' walk to local shops and supermarket. With open plan kitchen / living space, fitted kitchen with integrated appliances, modern shower room, laminate flooring throughout and one allocated parking space

### FRONT DOOR TO HALLWAY

With eaves storage and doors to:

### OPEN PLAN KITCHEN /LIVING SPACE

Modern fitted kitchen with integrated appliances. Laminate flooring throughout

### BEDROOM

Laminate flooring

### SHOWER ROOM

With hand basin, w.c and shower unit

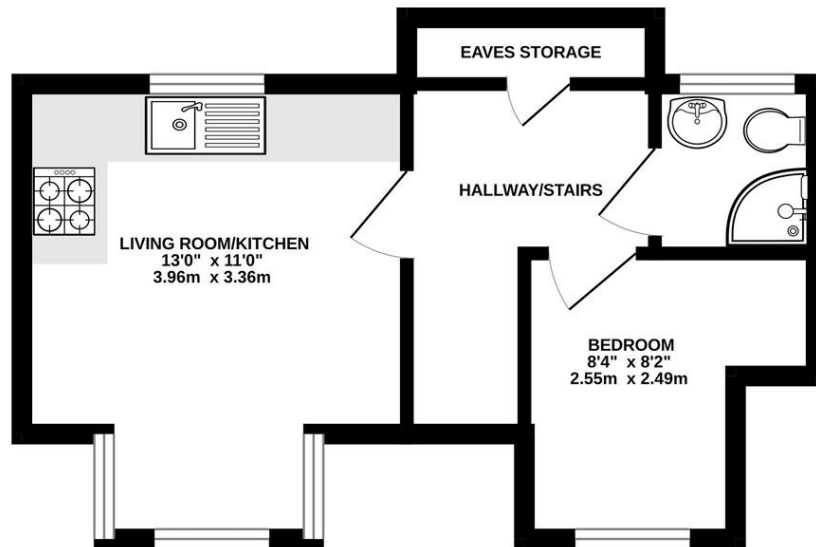
## ONE ALLOCATED PARKING SPACE

EPC Band C

Council Tax Band C



GROUND FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 273 sq.ft. (25.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 Tenant Services. 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.

