



Elmer Mews, Fetcham, LEATHERHEAD, Surrey, KT22 9DN

Available 26 January 2024

£895 pcm

Elmer Mews, Fetcham, LEATHERHEAD, Surrey, KT22 9DN

- AVAILABLE 26 JANUARY 2024
- UNFURNISHED
- GOOD SIZE GROUND FLOOR STUDIO APARTMENT
- SEPARATE KITCHEN AND BATHROOM
- CLOSE TO MAIN LINE STATION
- ELECTRIC STORAGE HEATERS
- WHITE BATHROOM SUITE
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- ON STREET PARKING
- CONVENIENT FOR LEATHERHEAD TOWN CENTRE



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## THE PROPERTY

Good size ground floor studio apartment with separate kitchen and bathroom. Conveniently located for Leatherhead Town Centre and Main Line Station. With electric storage heaters and on street parking

## STUDIO ROOM

With neutral décor, double fitted cupboards and electric storage heaters

## BATHROOM

Modern white bathroom suite with w.c., hand basin, bath with shower screen and shower attachment over.

## KITCHEN

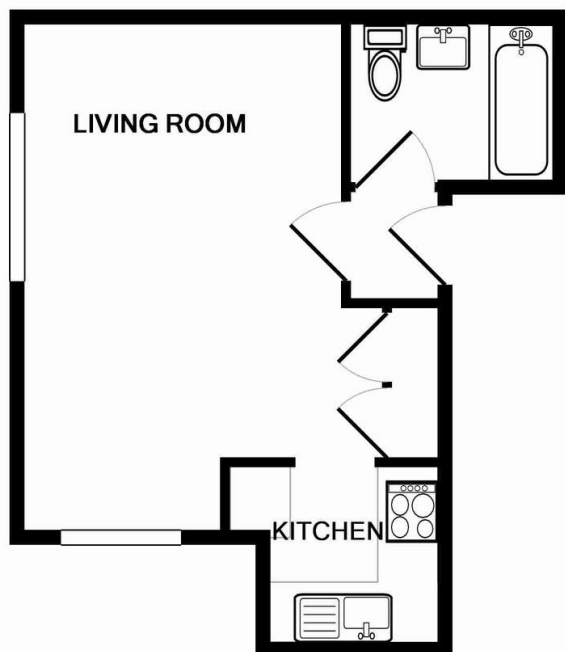
Modern fitted kitchen with electric oven and hob, washing machine and fridge.

## ON STREET PARKING

## COUNCIL TAX BAND B

## EPC BAND D





TOTAL APPROX. FLOOR AREA 26.3 SQ.M. (283 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as 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.