



**patrick
gardner**
LETTINGS

Fairfield House, 42 Upper Fairfield Road, Leatherhead, Surrey, KT22 7HH

Available 10th February 2025

£1,400 pcm

Fairfield House, 42 Upper Fairfield Road, Leatherhead, Surrey, KT22 7HH

- AVAILABLE 10TH FEBRUARY 2025
- UNFURNISHED
- BRIGHT AND SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT
- LOCATED IN AN ATTRACTIVE MODERN DEVELOPMENT
- HIGH QUALITY FINISH
- COMMUNAL GROUNDS
- GAS CENTRAL HEATING
- SMALL STUDY
- BRICK BUILT BICYCLE STORAGE
- WITHIN WALKING DISTANCE OF TOWN AND STATION



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THE PROPERTY

Bright and spacious one bedroom apartment located in attractive modern built development. The apartment benefits from a small study, allocated parking, communal grounds, brick-built bicycle storage and is within walking distance of Leatherhead town centre and main line station

FRONT DOOR

Leading into hallway with storage cupboard.

KITCHEN/LIVING ROOM

Open plan kitchen/living room with bay area and door leading to communal garden.

KITCHEN

With a range of wall and base units, electric oven and hob, integrated fridge/freezer, dishwasher and washing machine.

STUDY

SHOWER ROOM

With basin, wc and shower cubicle.

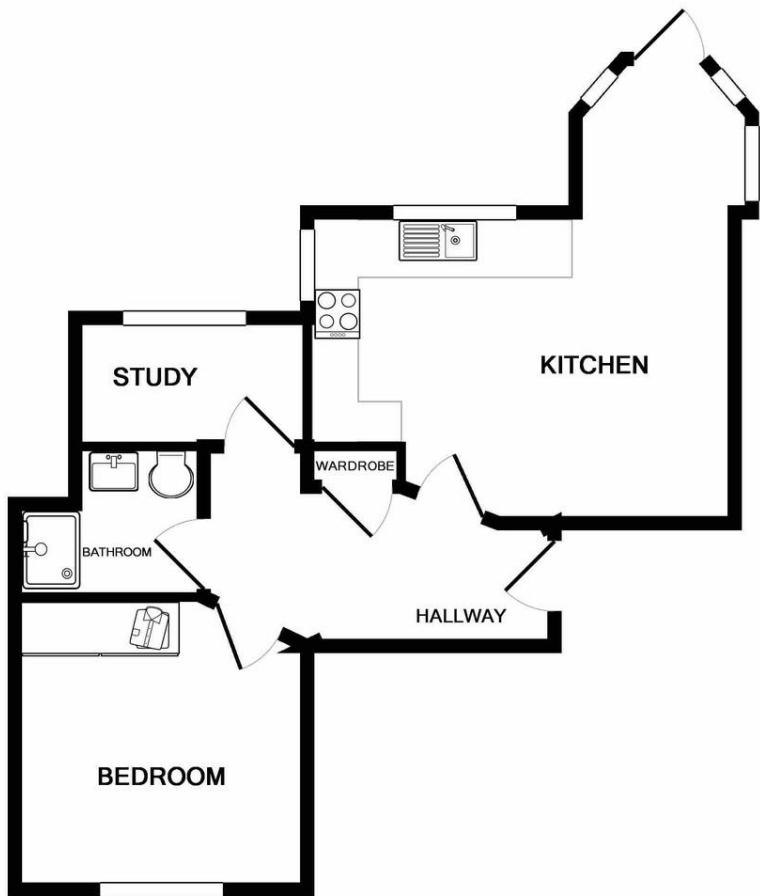
BEDROOM

Double room with built in wardrobe.

COUNCIL TAX BAND C

EPC BAND C





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.

