



Cobham Road, Fetcham, Surrey, KT22 9JQ

Available Mid January 2024

£1,275 pcm

Cobham Road, Fetcham, Surrey, KT22 9JQ

- AVAILABLE MID JANUARY 2024
- UNFURNISHED
- SPACIOUS TWO BEDROOM MAISONETTE
- SITUATED ABOVE RETAIL PREMISES
- IN THE CENTRE OF FETCHAM VILLAGE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- KITCHEN WITH INTEGRATED APPLIANCES
- MODERN BATHROOM SUITE
- CLOSE TO LEATHERHEAD TOWN CENTRE AND STATION



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

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THE PROPERTY

A spacious two bedroom first floor maisonette above retail premises in Fetcham village centre. With gas central heating, double glazing, one parking space at the rear of the shops and close to Leatherhead town centre and main line station.

PRIVATE FRONT AND REAR ENTRANCE

LOBBY

With shelves and coat hooks. Stairs to 1st floor landing. Doors to:

BATHROOM

White bathroom suite with w.c., hand basin, vinyl flooring and bath with shower over and shower screen

KITCHEN

With fitted white floor and wall units and with washing machine, fridge, electric cooker and door to shared balcony

LIVING ROOM

With cable t.v and BT point

BEDROOM 1

Double room

BEDROOM 2

Double room

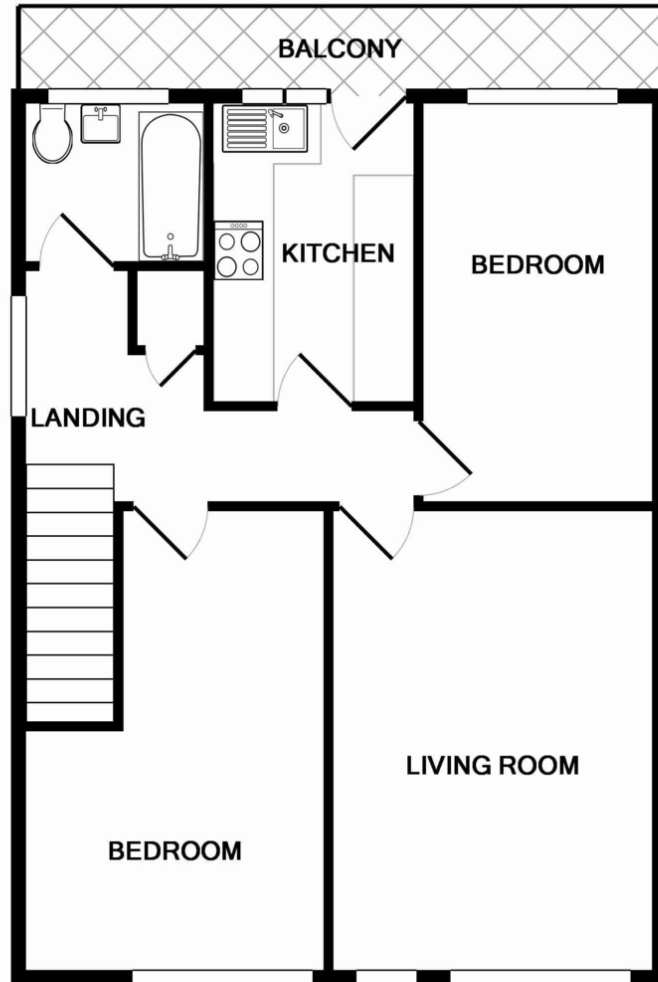
LOFT SPACE

One parking space at rear of shops

EPC Band D

Council Tax Band C





TOTAL APPROX. FLOOR AREA 56.5 SQ.M. (608 SQ.FT.)
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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.

