



Elmer Mews, Fetcham, Surrey, KT22 9DN

Available 23 November

£720 pcm

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- AVAILABLE 23 NOVEMBER
- UNFURNISHED
- GROUND FLOOR STUDIO FLAT
- GOOD SIZE STUDIO ROOM
- SEPARATE KITCHEN AND BATHROOM
- STORAGE CUPBOARDS
- ELECTRIC HEATING
- ALLOCATED PARKING SPACE
- WITHIN WALKING DISTANCE OF STATION
- CLOSE TO LEATHERHEAD TOWN CENTRE



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### THE PROPERTY

Spacious ground floor studio flat conveniently located close to Leatherhead town centre and main line station. With good size studio room, separate kitchen and bathroom, electric heating and allocated parking space.

### COMMUNAL ENTRANCE HALL

#### FRONT DOOR TO

Small hallway

#### STUDIO ROOM

Good size room with high level storage cupboards, wardrobe and airing cupboard housing hot water tank. Wooden blinds, cable TV and telephone point

#### BATHROOM

With basin, wc, medicine cabinet, towel rail and bath with shower over

### KITCHEN

Fitted kitchen with a range of base and wall units and with electric oven, hob, fridge (with freezer compartment) and washer/dryer

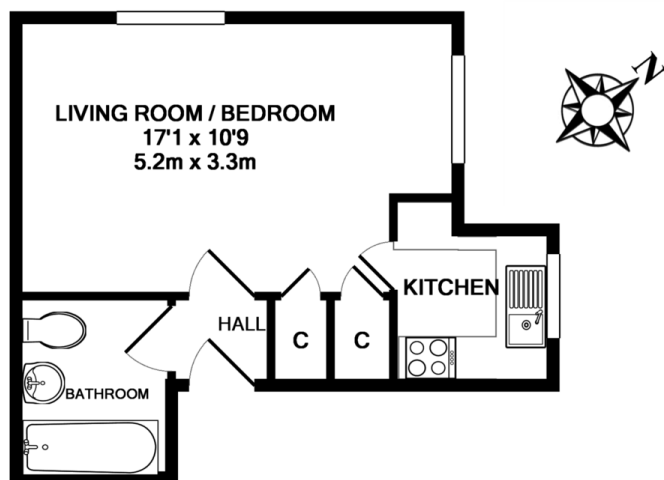
### ALLOCATED PARKING SPACE

Council Tax Band B

EPC Band E







TOTAL APPROX. FLOOR AREA 286 SQ.FT. (26.6 SQ.M.)

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 debit card or 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, Van Mildert. 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.