



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

- AVAILABLE 15 OCTOBER 2019
- UNFURNISHED
- GOOD SIZE GROUND FLOOR STUDIO APARTMENT
- SEPARATE KITCHEN AND BATHROOM
- NEUTRAL DECOR
- ELECTRIC STORAGE HEATERS
- CONVENIENT FOR TOWN CENTRE AND STATION
- ON STREET PARKING
- EPC BAND D
- COUNCIL TAX BAND B CURRENTLY £1472.05



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THE PROPERTY

**A GROUND FLOOR STUDIO APARTMENT, SITUATED CONVENIENTLY
BOR BOTH LEATHERHEAD TOWN CENTRE AND TRAIN STATION**

STUDIO ROOM

With neutral décor 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 a range of white floor and wall units and with electric oven and hob, washing machine and fridge.

ON STREET PARKING

SITUATION

Elmer Mews is conveniently situated close to Leatherhead town centre and main line railway station with direct connections to the City of London and London's West End, via three of the capital's main line terminals; Waterloo, Victoria and London Bridge.

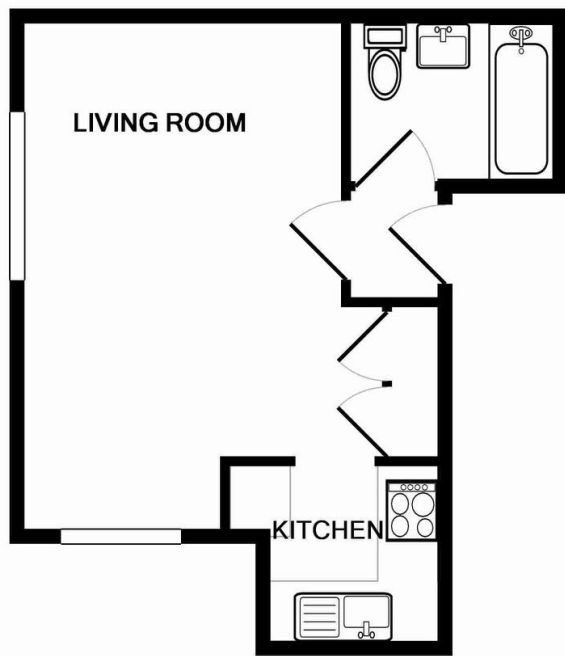
Leatherhead town centre offers a comprehensive range of shopping facilities, including the Swan Shopping Centre, theatre, coffee shops and restaurants, a Sainsbury's Supermarket, a Waitrose local and a weekly market.

Junction 9 of the M25 can be found on the Ashted side of Leatherhead and Gatwick and Heathrow International Airports are within easy reach.

The area generally abounds in a wealth of glorious open unspoilt Green Belt countryside, much of which is National Trust owned. Leisure facilities include the private Nuffield Health centre in Leatherhead town and leisure centre at Fetcham Grove.

There is a wide range of private and state schools in the area serving all ages





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 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.

