Parry & Drewett
ESTATE AND LETTING AGENTS

CELEBRATING 50 YEARS 1969 - 2019



Farnham Gardens, Raynes Park, SW20 0UE £1,400 pcm











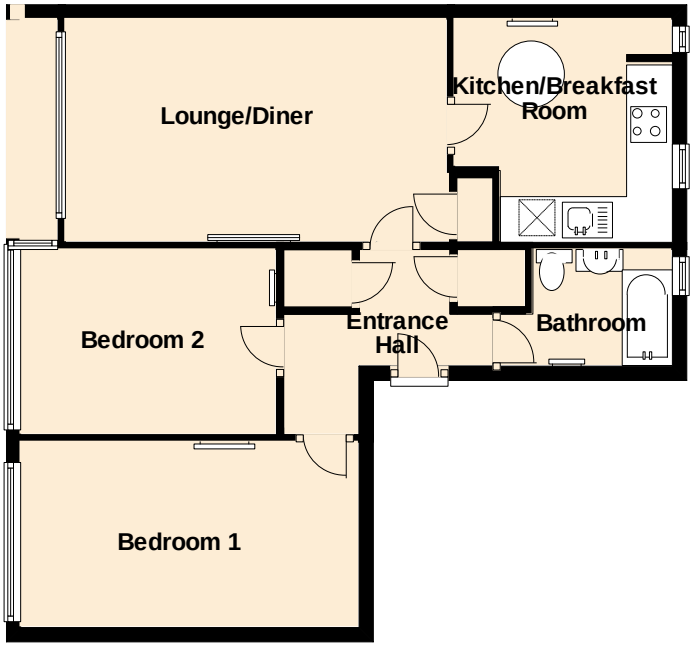
✦ Available: Immediately ✦ Unfurnished ✦ Council Tax Band: C ✦ Deposit: £1,615 ✦

A spacious first floor 2-bedroom purpose built flat, located in a cul-de-sac in a quiet residential part of Raynes Park within a short walk to the station and High Street.

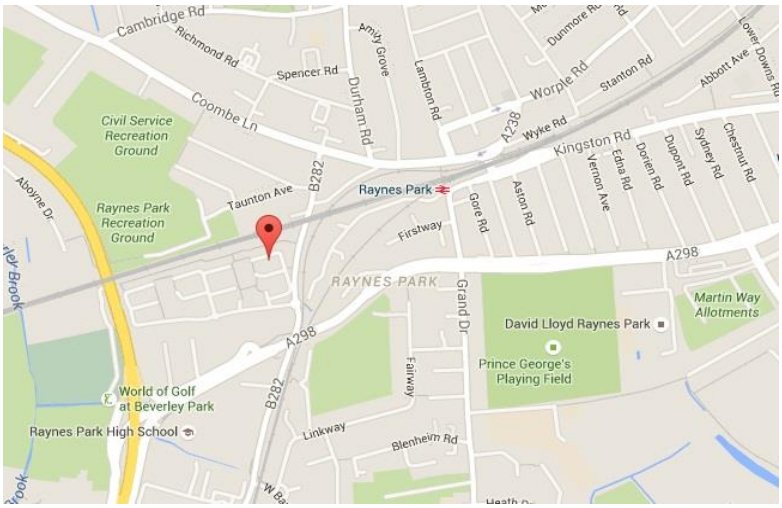
The property benefits from being modern and finished to a high standard, GCH, double glazing and allocated parking. Communal gardens with children's play area and outdoor fitness equipment.

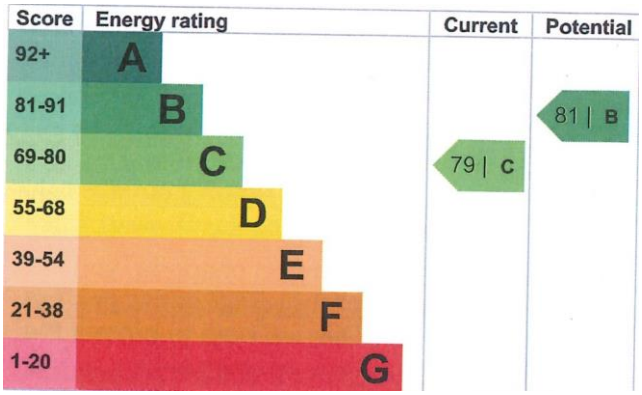
Parry & Drewett Estate Agents 21 High Street, New Malden, Surrey KT3 4BY
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Farnham Gardens, Raynes Park. SW20 0UE



All dimensions are approximate. Floor plans and room layouts are indicative only.





Following the Tenant Fees Act 2019 in addition to rent, we will only request from tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- A Holding deposit which will be a maximum of 1 weeks rent.
- The deposit which will be held within The Deposit Protection Service (a maximum deposit of 5 weeks rent for annual rent below £50,000 or 6 weeks rent for annual rental of £50,000 and above).
- Payment to change a tenancy agreement (capped at £50 or, any reasonable costs).
- Payment associated with early termination of a tenancy (capped at the Landlord's loss or the Agent's reasonably incurred costs).
- Utilities as detailed in the tenancy agreement (telephone, broadband, TV licence and council tax).
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate).
- Reasonable costs for replacement of lost keys or other security devices.
- Contractual damages in the event of the Tenant's default of the tenancy agreement.
- Any other permitted payment under the Tenant Fees Act 2019.
- If you request a change to the terms of your Tenancy Agreement, then you're liable for a fee of up to £50 (inc VAT) or reasonable costs incurred if it's higher. You cannot be charged if you're renewing or extending your tenancy.

Membership of Redress Scheme – (PRS) Property Redress Scheme.
Membership of Client Money Protection Scheme - UK ALA (Certificate: 191187).

These particulars are believed to be correct but their accuracy is not guaranteed, and they form no part of any contract. Please clarify any particular points before viewing. Opinions expressed are those of Parry & Drewett. Applicants interested in the property are advised that Parry & Drewett have not tested any apparatus, fittings or services and so cannot verify they are in working order. All statements contained in these particulars as to this property are made without responsibility on the part of Parry & Drewett or the Landlords or lessors.

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