



Elmer Mews, Fetcham, Leatherhead, KT22 9DN

£1,625 PCM



- AVAILABLE 29TH AUGUST
- TWO BEDROOM TOWNHOUSE
- MODERN KITCHEN
- FAMILY BATHROOM
- PARKING FOR ONE VEHICLE
- UNFURNISHED
- NEWLY REFURBISHED
- OPEN PLAN LIVING/DINING AREA
- FRONT GARDEN
- WALKING DISTANCE MAIN LINE STATION
& LEATHERHEAD TOWN CENTRE

Description

Newly refurbished, two bedroom townhouse located within walking distance to Leatherhead town centre and main line station. The property comprises one double bedroom, second single room, family bathroom, open plan living/dining area and modern family kitchen. The property further benefits from a small front garden and parking for one vehicle.



Situation

Leatherhead town centre offers a variety of shops, quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

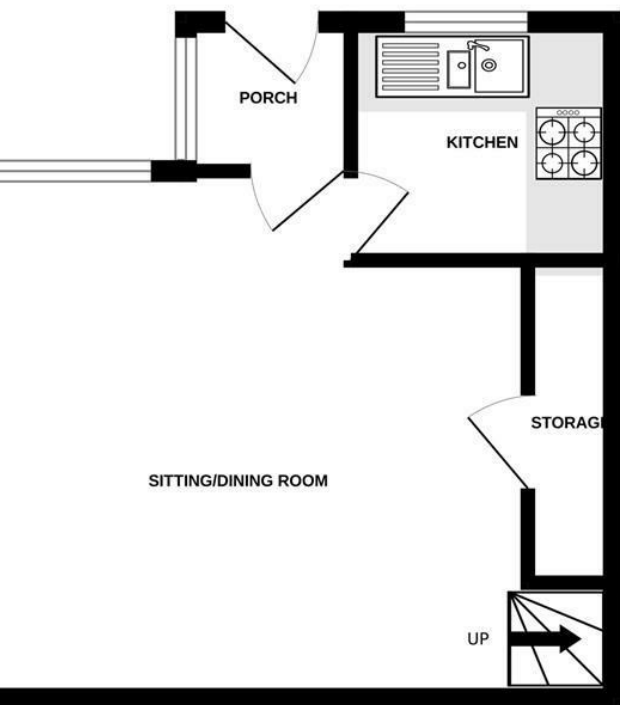
Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy. Epsom Downs (home of the famous Epsom Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.

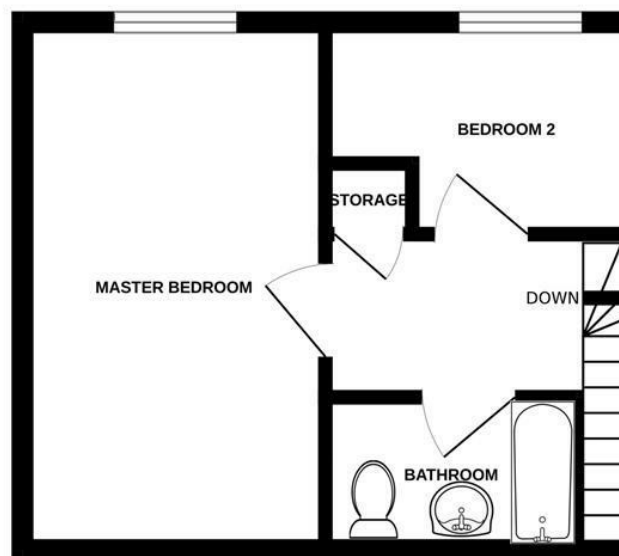
EPC	D
Council Tax Band	C



GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 week's 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 week's rent at the beginning of negotiations. This amount will be deducted from your first month's 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 Referencing. 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 our 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.