

Guildford Road, Fetcham, Leatherhead, KT22 9DS

£1,250 PCM









- AVAILABLE 7TH NOVEMBER
- ONE DOUBLE BEDROOM
- SEPARATE BATHROOM
- PRIME LOCATION
- CLOSE TO LEATHERHEAD MAINLINE STATION
- UNFURNISHED
- OPEN PLAN KITCHEN/RECEPTION AREA
- PARKING AVAILABLE FOR ONE VEHICLE ONLY
- SHORT DRIVE TO LOCAL AMENITIES
- PRIVATE ENTRANCE

Description

Secluded, one bedroom apartment located within a prime location, conveniently situated between Leatherhead and Bookham. The property comprises open plan kitchen/dining area, separate double bedroom and family bathroom. The property further benefits from off-street parking for one vehicle only.



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 Downsend School whilst at nearby Mickleham is Box Hill School.

Bookham village offers boutique yet countryfied living with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops.

EPC	D
Council Tax Band	A

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 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 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.

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
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https://www.patrickgardner.com/

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