



HUGGINS EDWARDS & SHARP

11-15 HIGH STREET
BOOKHAM
KT23 4AA
SALES:
01372 457011
LETTINGS:
01372 455244

3 BRIDGE STREET
LEATHERHEAD
KT22 8BL
01372 374806

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 727257

60-62 CAMBRIDGE RD
NEW MALDEN
KT3 3QL
020 8942 7733

1 GROVE ROAD
SUTTON
SM1 1BB
020 8642 2266

**CHARTERED
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**RESIDENTIAL &
COMMERCIAL
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**PROPERTY
MANAGEMENT**

**RESIDENTIAL
LETTINGS**

**VALUERS &
DEVELOPMENT
CONSULTANTS**

**238 COBHAM ROAD
FETCHAM
KT22 9JQ**



£1,095 PCM

**WELL PRESENTED FIRST FLOOR FLAT
TWO DOUBLE BEDROOMS
SPACIOUS LOUNGE/DINING ROOM
WELL EQUIPPED KITCHEN WITH GRANITE
WORKTOPS
SHOWER ROOM. DOUBLE GLAZING. GAS C.H.
VERANDAH AND PARKING**

www.hugginsedwards.co.uk

238 COBHAM ROAD, FETCHAM

This two bedroom apartment is situated close to local shops and bus routes.

Very spacious and well presented first floor flat with two double bedrooms, spacious lounge, attractively fitted kitchen and shower room with neutral décor throughout. The property also has double glazing, gas central heating with radiators and parking. It is situated in the heart of Fetcham Village within a few steps of the local shops and in easy reach of the popular Oakfield Infant School. Good transport links are also all available within the immediate area as is open countryside.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **ENTRANCE HALL:** Own front door leads to carpeted stairs to first floor. Cupboard housing electric meter.

FIRST FLOOR:-

- **LANDING:** Continuation matching carpeting. Doors to all rooms. Coats hanging space. Airing cupboard with pre-lagged hot water cylinder, fitted immersion heater and central heating programmer.
- **LOUNGE** 15'3" x 10'10" (4.65m x 3.30m): Wide window with light beige floor length curtains and toning carpet. TV and telephone points. Radiator.
- **KITCHEN** 9'9" x 7' (2.97m x 2.13m): Well fitted with a comprehensive range of high gloss floor and wall units. Granite worktops with one and a half bowl inset stainless steel sink and tall mixer tap. Inset Zanussi electric hob and built under stainless steel electric double oven. Integrated extractor hood and washing machine. Indesit Fridge with freezer compartment. Built in microwave. Wall mounted gas fired boiler for hot water and central heating with radiators. Areas of wall tiling and vinyl flooring. Window and glazed door leading to verandah and steps down to car park.
- **BEDROOM 1** 10'7" x 10'5" (3.23m x 3.17m): Wide window and built in shelved cupboard. Radiator.
- **BEDROOM 2** 13'6" x 7'6" (4.11m x 2.29m): Curtains, carpet and radiator.
- **FULLY TILED SHOWER ROOM:** Fitted with a corner shower enclosure and Aquilisa thermostatically controlled shower. Wash hand basin with mixer tap and electric mirror over. Chrome ladder radiator/towel rail. Shaver point. W.C. Window.

OUTSIDE:-

- **VERANDAH AND STEPS DOWN TO CAR PARK**

Deposit and Administration Fees:

BEFORE YOU MOVE IN

SET UP FEE

£300 For Up To Two Tenants

- Referencing up to two tenants: identity, immigration and visa confirmation, financial credit checks, obtaining references from employers/landlords, any other relevant information to assess affordability.

TENANCY SECURITY DEPOSIT

Variable Amount Depending On Property Size

- This will be protected in a Government- authorised Tenancy Deposit Scheme and may be returned at the end of the tenancy.

PET DEPOSIT

Returnable Additional Security Deposit Of 50% Of Monthly Rental Amount (Where Applicable)

FUTURE LANDLORD REFERENCE FEE

No Charge

- Collating information and preparing a reference for a future landlord or letting agent

UNPAID RENT/RETURNED PAYMENTS

Interest Charged At 5% Above Bank Of England Base Rate From Date Due

PROFESSIONAL CLEANING

238 COBHAM ROAD, FETCHAM

- Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

ADDITIONAL TENANT FEE

£50 Per Additional Tenant

- Processing the application, associated paperwork and referencing

GUARANTOR FEE

£50 Per Guarantor (If Required)

- Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

ACCOMPANIED CHECK-IN FEE

£85 - £150 (Depending On Property Size)

- Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

- To cover the additional risk of property damage. This will be protected along with your Security Deposit in a Government-authorised scheme

DURING YOUR TENANCY

AMENDMENT FEE: £100

- Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

RENEWAL FEE: £50

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

£180 - £700 (Depending On Property Size)
- Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy

(All Prices Include VAT)

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENTS HUGGINS EDWARDS & SHARP

Bookham Office: **01372 455244** lettings@hes-bookham.co.uk

Website: www.hugginsedwards.co.uk



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