



**patrick
gardner**
LETTINGS

Salmons Road, Effingham, Surrey KT24 5QH Available Now £800PCM + £125 CONTRIBUTION TO BILLS

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- AVAILABLE NOW
- NEW FITTED KITCHEN UNITS
- BEDROOM WITH SINGLE BED
- PRIVATE OUTSIDE SPACE
- SUITABLE FOR SINGLE PROFESSIONAL
- FURNISHED
- SOME APPLIANCES INCLUDED
- BATHROOM
- ONE PARKING SPACE
- RURAL VILLAGE LOCATION

Description

This recently refurbished detached studio is set in a beautiful rural location and offered to the market to a professional person. Accommodation comprises of kitchen area, bedroom and bathroom.

LIVING AREA/KITCHEN: Studio kitchen/living area with sink, washing machine and under counter fridge. A number of wall cupboards for storage. Cooking facilities are not provided. Wall hung electric heater. Window to the side and door leading to decked area.

BEDROOM: The separate bedroom has a single bed with mattress and a chest of drawers. Window to side aspect.

BATHROOM: Bathroom with walk in shower cubicle, wc, hand basin with drawers and heated towel rail.

OUTSIDE: Parking space for one car and private decked area.

Suited to a single occupier. Sorry, no pets.

*Additional to the rent is a contribution towards electric, water and sewerage of £125pcm payable to the Landlord direct. Council Tax is additional.

Situated near Effingham village, which offers a bakers, a butchers, a hardware store a small supermarket, a hairdressers and a coffee shop. Within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

EPC: N/A

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

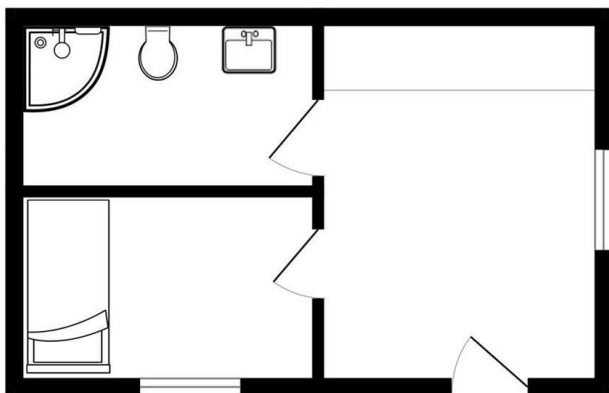
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

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.



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