



Andrews Close, Epsom, KT17 4EX

Available 7 September 2024

£1,295 pcm

## Andrews Close, Epsom, KT17 4EX

- AVAILABLE 7 SEPTEMBER 2024
- UNFURNISHED
- MODERN GROUND FLOOR ONE BEDROOM APARTMENT
- OPEN PLAN KITCHEN/ LIVING AREA
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- CONTEMPORARY BATHROOM
- WALKING DISTANCE OF EPSOM TOWN CENTRE
- COMMUNAL BIKE STORE AND GARDEN
- CLOSE TO EPSOM RAIL STATION
- ALLOCATED PARKING SPACE



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### THE PROPERTY

Modern one bedroom ground floor apartment within a short walk of Epsom town centre. With open plan kitchen living area, contemporary bathroom suite, communal bike store, communal garden and allocated parking

### FRONT DOOR TO

### OPEN PLAN KITCHEN/LIVING AREA

### KITCHEN

Modern fitted kitchen with a range of wall and floor units and with high quality integrated appliances.

### LIVING AREA

With neutral décor and laminate flooring

### BEDROOM

With fitted double wardrobe and carpet flooring.

### BATHROOM

Contemporary bathroom suite with shower over bath

### COMMUNAL BIKE STORE & GARDENS

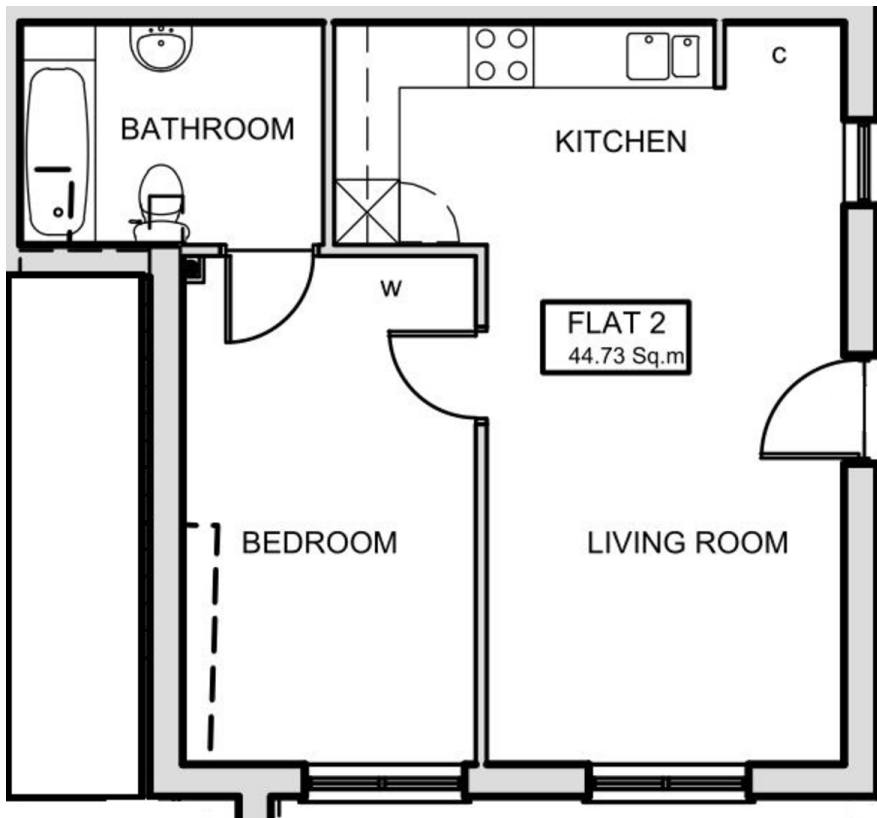
### ALLOCATED PARKING SPACE

### SHORT WALK TO EPSOM TOWN CENTRE

Council Tax Band C

EPC Band B





## **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 Tenant Services. 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.

