



Craddocks Avenue, Ashted, KT21 1PE

Available Mid November 2024

£2,500 pcm

Craddocks Avenue, Ashtead, KT21 1PE

- AVAILABLE MID NOVEMBER
- UNFURNISHED
- THREE BEDROOM FAMILY HOME
- TWO RECEPTION ROOMS
- CONSERVATORY
- FITTED KITCHEN WITH APPLIANCES
- CONTEMPORARY BATHROOM AND CLOAKROOM
- GARDEN WITH PATIO AND SHED
- GARAGE AND DRIVEWAY PARKING
- CLOSE TO ASHTEAD VILLAGE



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THE PROPERTY

Three bedroom, two reception room family home located close to Ashtead Village with an excellent range of individual shops, schools and station with regular services to London Terminals. With attractive fitted kitchen and integrated appliances, conservatory with door to garden, enclosed garden, integral garage and additional driveway parking

FRONT DOOR TO HALLWAY

With cloaks cupboard, staircase to 1st floor and doors to:

CLOAKROOM

Modern suite

RECEPTION 1

Light and spacious room with large bay window

RECEPTION 2

With feature fireplace and sliding doors to conservatory

CONSERVATORY

With door to garden

KITCHEN

Attractive painted wood kitchen with integrated appliances and door to outside

FIRST FLOOR LANDING

FAMILY BATHROOM

Contemporary fitted suite with bath and hand shower, separate shower unit and hand basin

SEPERATE W.C

Modern suite

BEDROOM 1

Double room with large bay window

BEDROOM 2

Double bedroom

BEDROOM 3

Single room

INTEGRAL SINGLE GARAGE AND DRIVEWAY PARKING

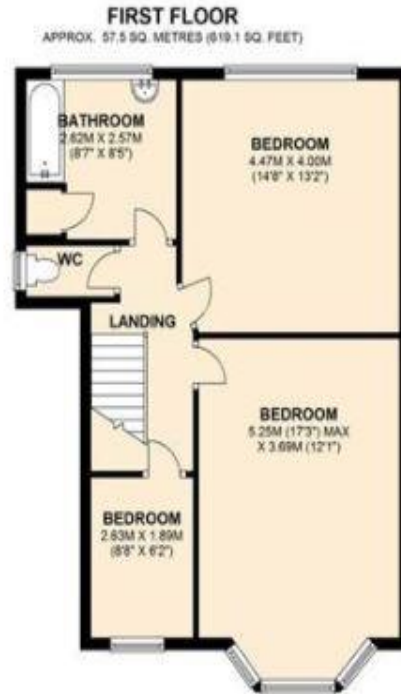
GARDEN

With patio and shed

EPC Band D

Council Tax Band F





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.