



Barnett Wood Lane, Ashted, KT21 2LP

£1,250 PCM



- AVAILABLE 5th NOVEMBER
- FIRST FLOOR SPACIOUS APARTMENT WITH BALCONY
- FITTED KITCHEN WITH APPLIANCES
- STYLISH MODERN BATHROOM
- OFF STREET PARKING SPACE
- UNFURNISHED
- SUNNY LOUNGE WITH BALCONY AND PLEASANT OUTLOOK
- SPACIOUS DOUBLE BEDROOM WITH FITTED WARDROBES
- EXCELLENT STORAGE
- LOVELY COMMUNAL GROUNDS

Description

A fabulously appointed one bedroom, first floor flat with balcony in the heart of Lower Ashted, close to local shops and Ashted station. Parking space and lovely communal grounds. MUST BE SEEN!

HALLWAY

Communal door leading to communal hallway and stairs rising to first floor and apartment front door.

Inside there is a spacious hallway, spacious storage cupboard with shelves and coat cupboard with rail. Entry phone system.

LOUNGE

Sunny, south facing room with ample sockets, tv aerial socket. Double French doors open onto the balcony with a pleasant outlook over Barnett Wood Lane.

BEDROOM

A good size double bedroom, South facing to front aspect with double fitted wardrobe.

Situation

KITCHEN

Fully fitted with a range of beech wall and base units and solid laminate worktop, gas hob and electric Electrolux oven, Hotpoint 1600 spin washer/dryer, Hotpoint fridge/freezer, cupboard housing water tank and extra shelving storage. Window overlooks communal garden.

BATHROOM

Fully fitted modern white suite comprising wash hand basin with mirror above, wc, bath with electric Aqualisa shower, glass screen & shower curtain, heated chrome towel rail, and stunning grey tiles.

OUTSIDE

Generous non allocated resident's parking for one vehicle, well kept communal grounds, shared communal shed for tenant's own use (and at own risk). Short walk to local shops and station serving London Waterloo and Victoria.

Not suitable for children or pets.

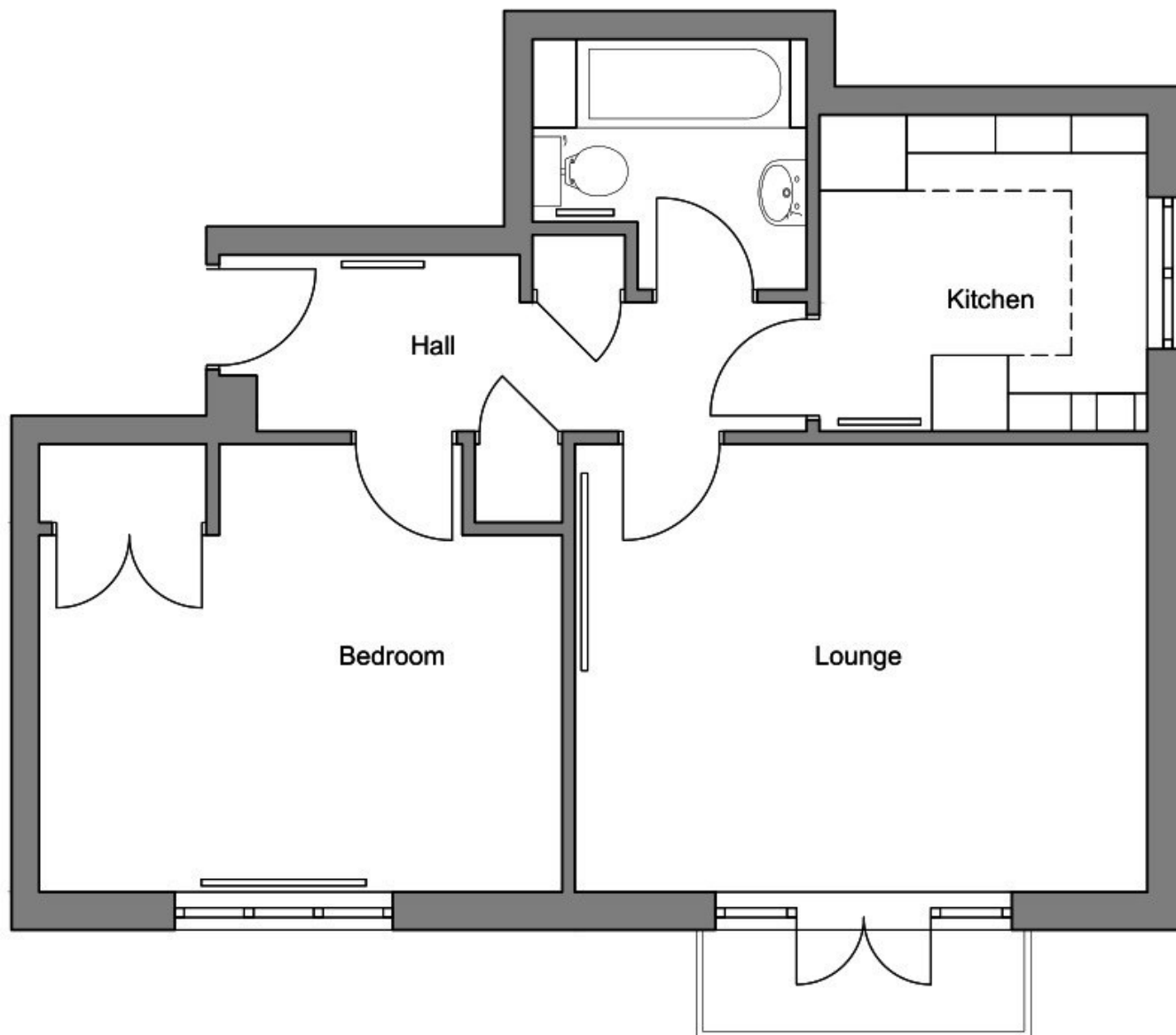
EPC

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Council Tax Band

C





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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**patrick
gardner**
LETTINGS