

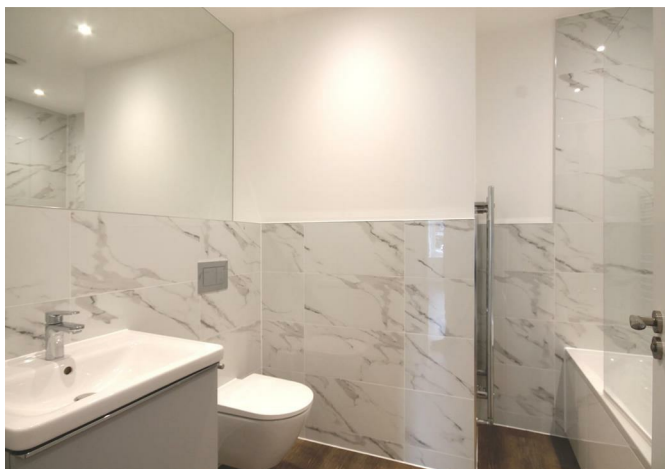


Flat 4, Bank House, Station Approach , Tadworth, KT20 5AD

Available Now

£1,595 PCM





- UNFURNISHED
- LUXURY ONE BEDROOM GROUND FLOOR APARTMENT
- LUXURY BATHROOM
- GCH & UNDERFLOOR HEATING
- PARKING & EV CHARGER
- AVAILABLE NOW
- HIGH SPEC WITH APPLIANCES
- AMTICO FLOORING THROUGHOUT
- PRIVATE OUTSIDE SPACE
- CENTRAL VILLAGE LOCATION

## Description

Oak front door with entry phone system leading to entrance hall, this ground floor luxury apartment has its own front door opening into a good size entrance hall with two storage cupboards and Amtico flooring throughout.

### OPEN PLAN KITCHEN/LIVING AREA:

Fully fitted with a range of grey wall and base units with marble-effect composite worktops and splashbacks. Appliances, all CDA, include an induction hob and oven with extractor over, dishwasher, under counter fridge with freezer drawer, washer/dryer. Wooden Amtico flooring with bay window and original stained glass feature, overlooking Tadworth Village.

### LUXURY BATHROOM:

Luxury bathroom with bath and shower over, wall hung sink and wc. Wooden flooring with large mirror and marble tiling and heated towel rail.

### BEDROOM:

Double bedroom with two fitted wardrobes and fitted vanity unit, sash window to the side of the property.

### OUTSIDE:

Private outdoor space to the front of the property, accessed via the front door. Allocated parking space for one vehicle at the rear of the property. EV Charging point. Bike store.



## Situation

The Bank House is situated in a prime and highly convenient location for Tadworth Village, the Station and all local amenities. Converted from an old bank into 7 luxury, contemporary and high specification apartments, each one individually designed incorporating original features with contemporary design and providing a perfect space for relaxation, working from home or entertaining guests.

The Bank House is an ideal base for those commuting to London via London Bridge or exploring the surrounding areas of Epsom, Walton on the Hill, Banstead, Reigate and Epsom Downs - home of The Derby.

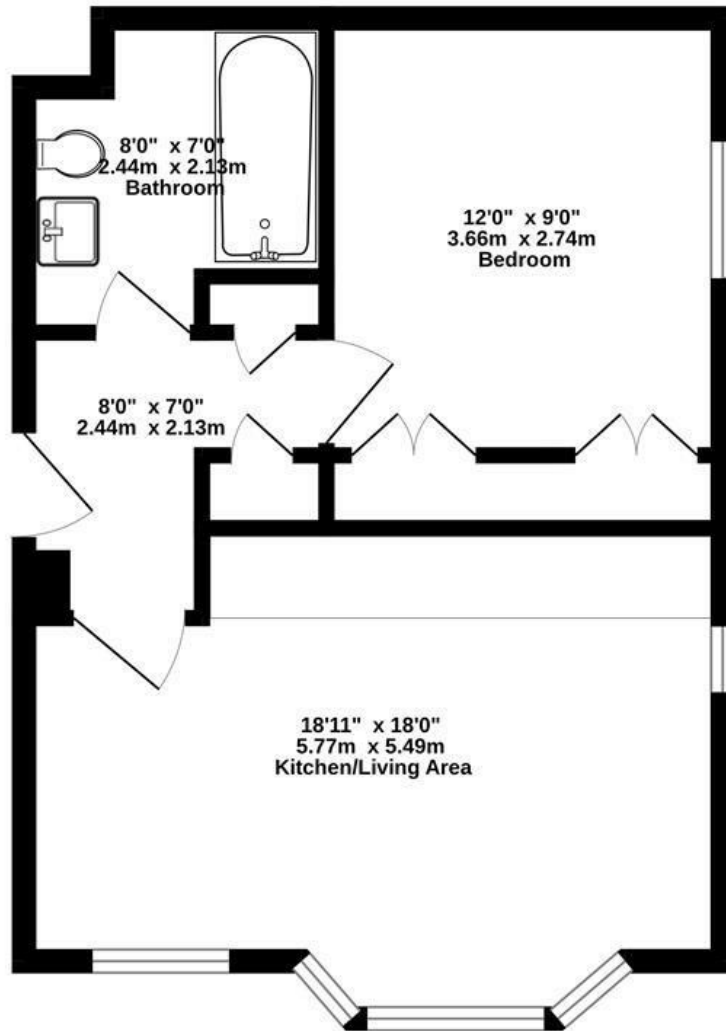
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## INFORMATION FOR TENANTS

### **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.