



Clarendon Mews, Parkers Lane, Ashted, KT21 2AL

Available 1st November

£1,295 PCM



- UNFURNISHED
- ONE BEDROOM 2ND FLOOR APARTMENT
- PRINCIPLE BEDROOM WITH ENSUITE
- GENEROUS LOUNGE/DINING ROOM
- ONE ALLOCATED PARKING SPACE & VP
- AVAILABLE 1ST NOVEMBER
- MODERN KITCHEN WITH APPLIANCES
- ADDITIONAL GUEST WC
- SOUGHT-AFTER GATED DEVELOPMENT
- ASHTEAD VILLAGE LOCATION

Description

Situated in a sought after, private GATED development in the heart of ASHTEAD Village is this spacious ONE bedroom, second floor apartment currently undergoing a programme of updates including new decor throughout. Allocated parking space.

Communal front door with entry phone system, stairs rising to 2nd floor.

Entrance hall: hard flooring throughout.

Kitchen: fully fitted with a range of wall and base units, integrated appliances including Blomberg gas hob and electric oven with Siemens extractor over, Siemens dishwasher, Hotpoint washer/dryer, full size fridge/freezer, velux window, part tiled.

Guest Cloakroom: white suite comprising wc, wash hand basin, extractor fan.

Lounge/Dining Room: double aspect with three velux windows, access to two boarded eves storage cupboards. BT/Open Reach point.

Principle Bedroom: generous double room with stunning picture window to front aspect (blown glass to be replaced), double wardrobe. Door to good size ensuite.

Ensuite: white suite comprising, wash hand basin inset in vanity unit, wc, heated towel rail, double shower enclosure with mains operated shower with pump, part tiled, extractor.

Outside: the apartment is situated within a secure gated development, featuring well-maintained communal areas and landscaped grounds. There is one allocated parking space conveniently located near the entrance, along with ample visitor parking available throughout the development.

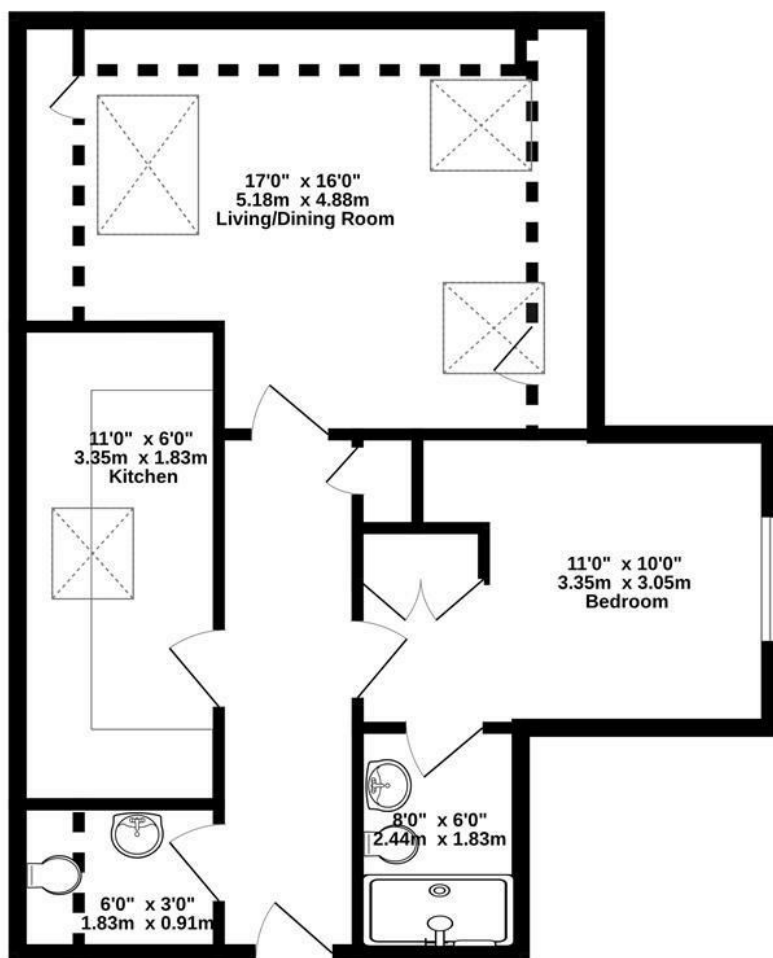
Situation

Ashted High Street is just a few minutes' walk away, offering a variety of shops, cafes, and essential services. Ashted Train Station is located less than a mile from the property — approximately a 15–20 minute walk — providing regular train services to London Waterloo, Sutton, and Victoria. There is a bus stop serving Epsom/Guildford within a few minutes walk of the property.

EPC	C
Council Tax Band	D



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given.

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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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.