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Independent Estate Agents

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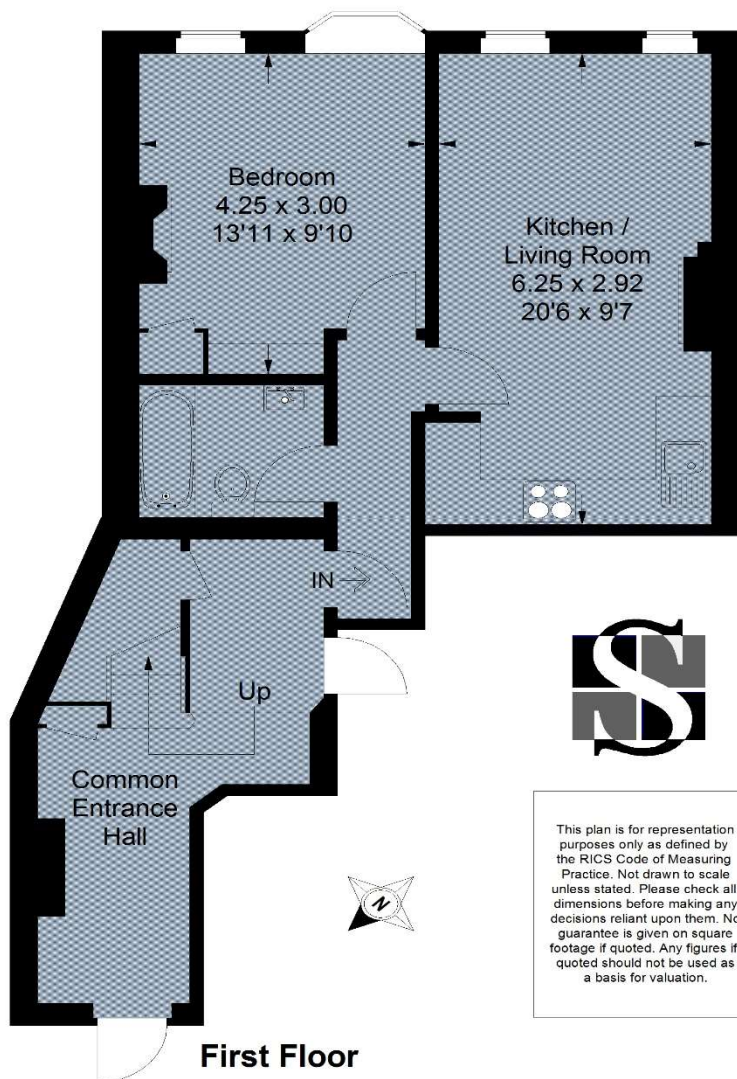
Flat 3a West Street, Haslemere, Surrey. GU27 2AB

Monthly Rental Of £895 PCM Unfurnished

EPC Rating - C * Council Tax Band - B *

Date Available - 13th March 2018 * Non Smoking Property *

Approximate Gross Internal Area Flat A = 39.5 sq m / 425 sq ft
(Excluding Common Area)



DESCRIPTION

A superb, freshly converted first floor conversion apartment enjoying many character features, 20'6 open plan kitchen/living room and large double bedroom, situated in central Haslemere with views over the High Street and within half a mile of the mainline railway station. Ready for immediate occupation, EPC C. Fees Apply

SITUATION

A superb conversion of only three apartments is situated in the centre of Haslemere High Street. Haslemere is an attractive town with a varied range of independent shops, supermarkets (including Waitrose, Tesco and a Marks and Spencer food hall) and boutiques, coffee houses and restaurants. The property is within easy reach of the mainline railway station (approx. half a mile) which offers a fast service to London Waterloo (approx. 50 minutes). There are also excellent road links to London and the south coast. Leisure facilities in Haslemere include Amarna at Lythe Hill, Aquarama at The Georgian Hotel and a Herons Leisure Centre. The area is surrounded by stunning countryside, much of which is National Trust Land, ideal for walking and riding.

SERVICES - The property has mains water, electricity, gas fired central heating and mains drainage.

NOTE - Every effort is made to ensure that our sales particulars are correct and reliable. The information contained in these sales particulars does not form any part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. We do not test services, systems and appliances and we are therefore unable to verify that they are in working order.

GUIDANCE NOTES & INITIAL FEES

All tenancies are subject to contract and to satisfactory references being received by us and approved by the Landlord (our client). Please note this will include a credit check.

If you wish to proceed with the property you will be required to pay the Tenancy Agreement and Referencing Fees upfront. The property will stay on the market until these fees have been paid to us in full. An additional fee will be charged if a Guarantor is required during the referencing process. Please note that these fees are non-refundable should you withdraw your offer of rental, or if you fail the referencing process.

Tenancy Agreement Fee - £180 (increasing to £300 for a company let).

Applicant Referencing Fee - £180 for a single reference and £120 incl. VAT for each additional reference.

Guarantor Administration Fee - £204 for each prospective guarantor.

All charges include VAT.

PAYMENT OF RENT & TENANCY DEPOSIT

When signing the tenancy agreement, you will be asked to pay the first month's rent in advance and a Tenancy Deposit (equal to at least 6 weeks rent). Cleared funds must reach our Bank Account before the start date of the tenancy at which point the keys can be released. Thereafter rent is payable by standing order (unless agreed otherwise) to arrive on the due date stated in the tenancy agreement.

PEACE OF MIND

We are full members of the National Federation of Property Professionals **Client Money Protection Scheme** through our membership of ARLA Propertymark (The Association of Residential Letting Agents) and **The Property Ombudsman** being the largest lettings redress scheme in the UK, making Seymours a name you can trust.

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