

TERRA COTTA

Independent Estate Agents

Flat 3 Beaufield Mews, Middle Street, Shere, Surrey GU5 9HF



A recently refurbished & superbly presented two double bedroom ground floor flat set back from the road in a courtyard location yet in the heart of the sought after village of Shere. Accommodation comprises an entrance hall with fitted cloaks cupboard leading through to a superbly fitted kitchen with fully integrated appliances (including dishwasher, washing machine & fridge/freezer) open plan to a good size reception room offering sitting & dining areas & with double doors opening out onto a pathway overlooking the Tillingbourne stream. There is also a good size double bedroom with views over the stream with a very well fitted ensuite shower room & a 2nd double bedroom with an ensuite bathroom with bath & wall mounted shower. This luxury apartment is in excellent condition & benefits from a high specification finish throughout. Located within a very short stroll of the village shops, supermarket, cafe's & pubs, providing easy access to the A25, Guildford, Dorking & Cranleigh. Must be seen !

Directions :

From our office in Shere, proceed away from the A25 towards the stream, where you will find a small courtyard on the left hand side (just before the bridge). The entrance to No. 3 is on your right.

Price £2,250 pcm Furnished/Unfurnished

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House,

Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147



Please call 01483 205150 to arrange a viewing



COUNCIL TAX BAND - C

WHAT ARE THE COSTS IF I WANT TO PROCEED ?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total)
On Start Date : £1500 Rent

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken in preparing these particulars, details have been provided by the Landlord/Head Agent. Terra Cotta cannot be held responsible for any misstatement, error or omission.