



Ashtead Woods Road, Ashtead, Surrey **KT21**



Caenwood House, Ashted, Surrey **KT21**

Set within a scenic semi-rural locale, this ground-floor apartment, featuring 2/3 bedrooms, is conveniently situated within walking distance of Ashted mainline railway station.

Upon arrival, discover a kitchen/breakfast room featuring elegant wood flooring and contemporary appliances. Adjoining this space is a refined drawing room with a functional fireplace and access to a delightful patio area offering captivating garden vistas. The dining room can flexibly serve as a substantial study or third bedroom, granting access to the garden. The spacious primary bedroom has built-in wardrobes, an additional double bedroom, and a modern bathroom.



Guide price: £2,500 per calendar month

Furniture: Available unfurnished

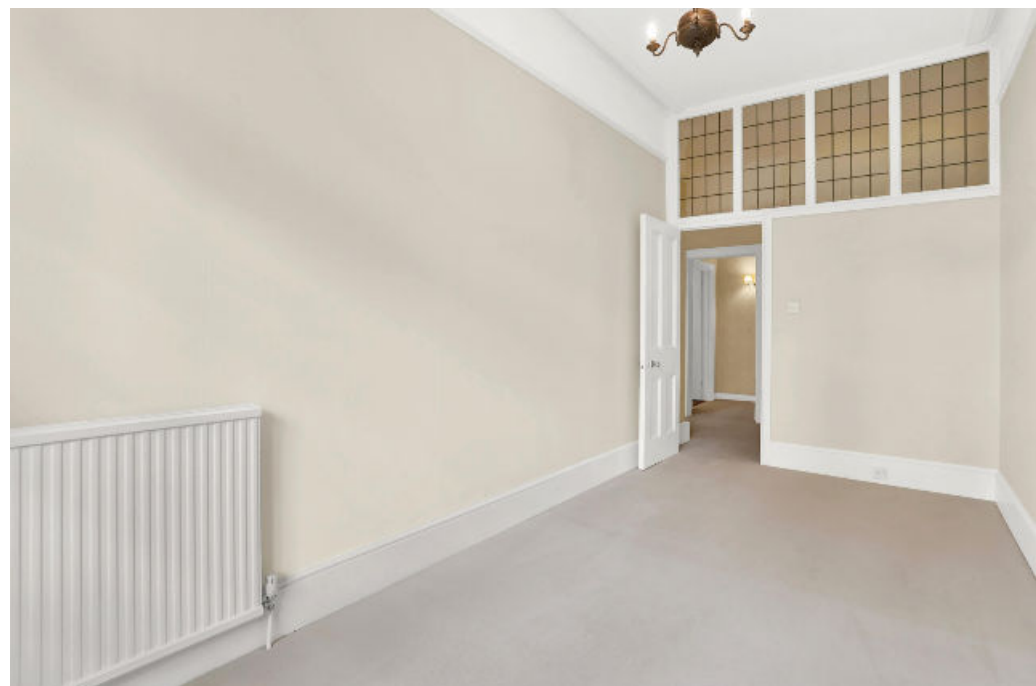
Tenancy available from: 8th January 2024

Minimum length of tenancy: 12 months

Deposit: £2,884.61

Local authority: Mole Valley Borough Council

Council tax band: E





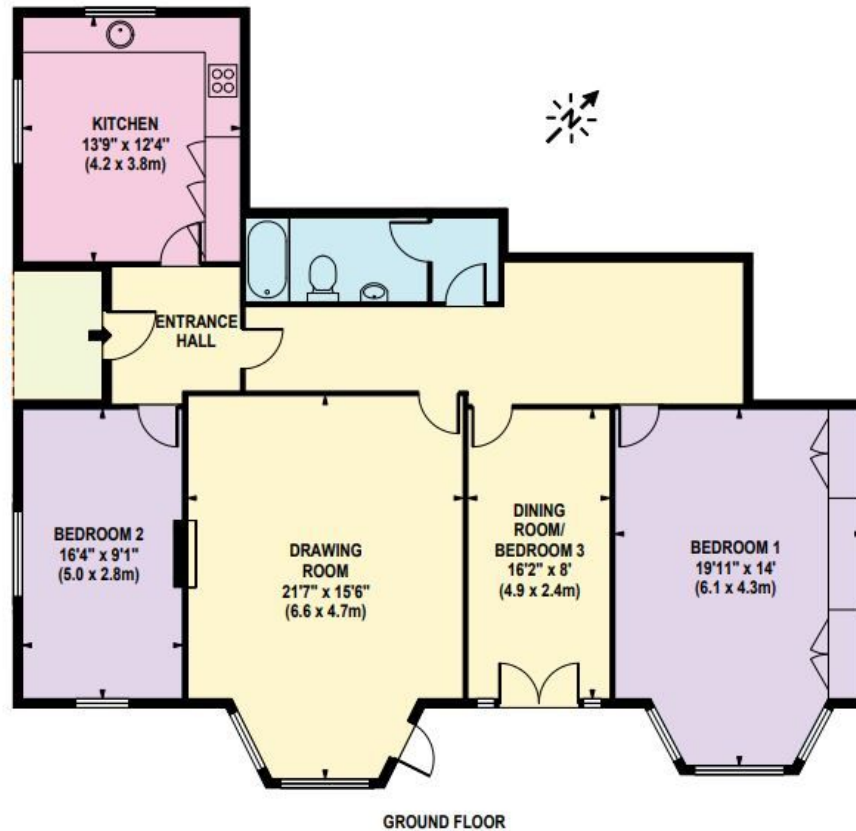
Location

Ashted is a delightful village that retains an unspoilt atmosphere in this part of Surrey, with an array of local shops and restaurants. A more comprehensive selection of shops can be found in Epsom and Kingston upon Thames with their wide range of high street names and department stores. The A3 is within easy driving distance, giving access to Central London, whilst the M25 gives easy access to Heathrow and Gatwick airports. Ashted railway station provides regular train services to London Waterloo and London Bridge. A wide selection of schooling, both state and independent, includes the City of London Freeman's School, St Johns & Epsom College and Downsends School.





This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR
APPROX. GROSS INTERNAL FLOOR AREA 1333 SQ FT / 124 SQ M

Knight Frank
Elmbridge Lettings Team
47 High Street
Esher
KT10 9RL
knightfrank.co.uk

We would be delighted to tell you more
Beth Tighe
+44 137 223 9974
beth.tighe@knightfrank.com



All potential tenants should be advised that, as well as rent a holding deposit will be payable which is equal to one week's rent (if an AST) and two weeks' rent (if not an AST), a tenancy deposit will also be payable which is equal to 6 weeks' rent (if not an AST and/or the annual rent is over £50,000), or 5 weeks' rent (if an AST and/or the annual rent is below £50,000). If the landlord agrees to you having a pet you may be required to pay a higher deposit (if not an AST) or higher weekly rent (if an AST). An administration fee of £288 and referencing fees of £60 per person will also apply when renting a property (if not an AST). (All fees shown are inclusive of VAT) For other fees that might apply, please ask us or visit www.knightfrank.co.uk/tenantfees. Please note that the material information above is provided to Knight Frank by third parties and is provided here as a guide only. Some of the information provided (such as the rent, deposit or length of tenancy) is subject to change, depending on offers received by the landlord. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer for the tenancy being submitted. If we are informed of changes to this information by the landlord, we will use all reasonable endeavours to update this as soon as practical.

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