St James' Court, Woodfield Close, Ashtead KT21 2RU

£1,650 PCM

- UNFURNISHED
- BRIGHT AND SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- TWO GOOD SIZE BEDROOMS
- GENEROUSLY PROPORTIONED ROOMS
- ALLOCATED PARKING FOR ONE VEHICLE
- AVAILABLE 9TH JANUARY
- DOUBLE ASPECT MODERN OPEN PLAN KITCHEN/LIVING AREA
- MODERN BATHROOM
- IDEAL FOR ASHTEAD STATION
- CLOSE TO ASHTEAD COMMON AND AMENITIES

Description

COMMUNAL ENTRANCE: leading to stairs to first floor landing. Apartment front door to hallway.
Double storage cupboard housing Hoover washing machine/dryer. Hard flooring with carpets in bedrooms. Double glazing with electric heaters.

OPEN PLAN KITCHEN/LOUNGE: bright, double aspect and generously proportioned modern open plan kitchen/lounge/dining room. The kitchen is modern, fully fitted, white shaker style with laminate worktops. Usual appliances including Indesit dishwasher, full size fridge freezer, electric hob and oven with extractor over.

BATHROOM: white modern suite comprising bath with Triton electric shower over and glass shower screen, wc, wash hand basin, part tiled and obscure glazed window.

BEDROOM ONE: double room to front aspect.

BEDROOM TWO: double room to front aspect.

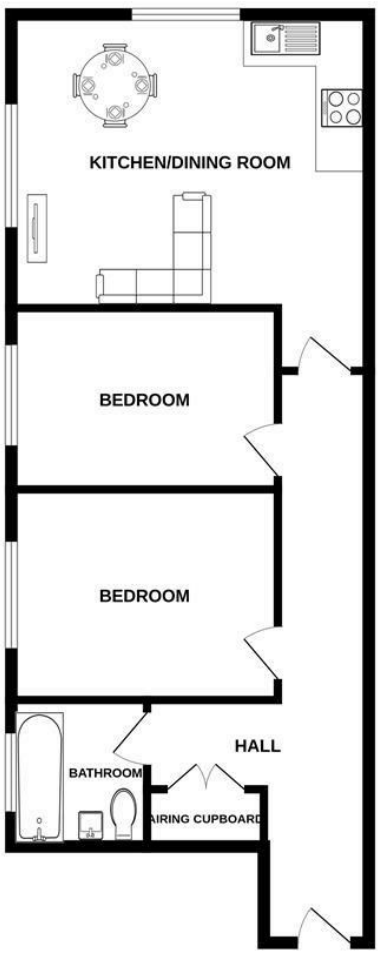
Outside: One allocated parking space in private car park. On street parking for any additional vehicles.

Situation

The property is situated in Lower Ashtead just a short walk from Craddocks Parade offering a good range of local shopping including a Tesco Express, an independent Deli , Butcher's and pharmacy. The Woodman Public House and the beautiful Ashtead Common are also on your doorstep. Ashtead Station is a few minutes walk away with regular trains serving London Waterloo and Victoria.

EPC	C
Council Tax Band	C

FIRST 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 as to their operability or efficiency can be 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 Tenant Services. 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.

66 The Street, Ashtead, Surrey, KT21 1AW
Tel: 01372 271881 **Email:** ashteadlettings@patrickgardner.com
https://www.patrickgardner.com/

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