


Leatherhead Road, Ashtead, KT21 2SU

Available 9th January

£1,725 PCM









- UNFURNISHED
- FIRST FLOOR MAISONETTE
- PRINCIPAL BEDROOM WITH ENSUITE
- MODERN BATHROOM
- GARAGE AND PARKING FOR ONE CAR
- AVAILABLE 9TH JANUARY
- MODERN FITTED KITCHEN WITH APPLIANCES
- GENEROUS 2ND DOUBLE BEDROOM
- MODERN DECOR AND CARPETS
- COMMUNAL GROUNDS

## Description

A fabulous two bedroom, two bathroom beautifully presented first floor maisonette, less than half a mile to Ashtead Village centre with a garage and parking.

Own entrance: porch area, stairs rising to first floor spacious landing with coats cupboard.

Double doors: opening into 25ft open plan living/dining room with an outlook onto communal grounds, feature recess with low-level storage unit with glass shelves above.

Opens into kitchen: fully fitted with a range of base and wall units with usual appliances included and compact breakfast bar.

Principal bedroom: generously proportioned, situated to the rear of the property and overlooking the communal grounds with fitted wardrobes included. Door to ensuite.

Ensuite: fully fitted with a white suite comprising wc, wash hand basin, bath with hand held shower attachement, heated towel rail, part tiled, obscure glazed window.

Bedroom two: a good size double.

Bathroom: white suite, modern comprising wc, wash hand basin, shower cubicle with rainwater shower head.

Outside: externally the property benefits from a private garage with electric up and over door, power and light and one parking space at the front. There is also additional resident's and visitor's parking around the development.

## Situation

Situated in an established residential cul-de-sac with Independent shopping nearby in the village. Excellent travel links nearby and include mainline stations at Ashtead and Leatherhead, with services to London Bridge, Waterloo and Victoria. Junction 9 of the M25 is with 1.2 miles and provides access to Heathrow and Gatwick Airports.

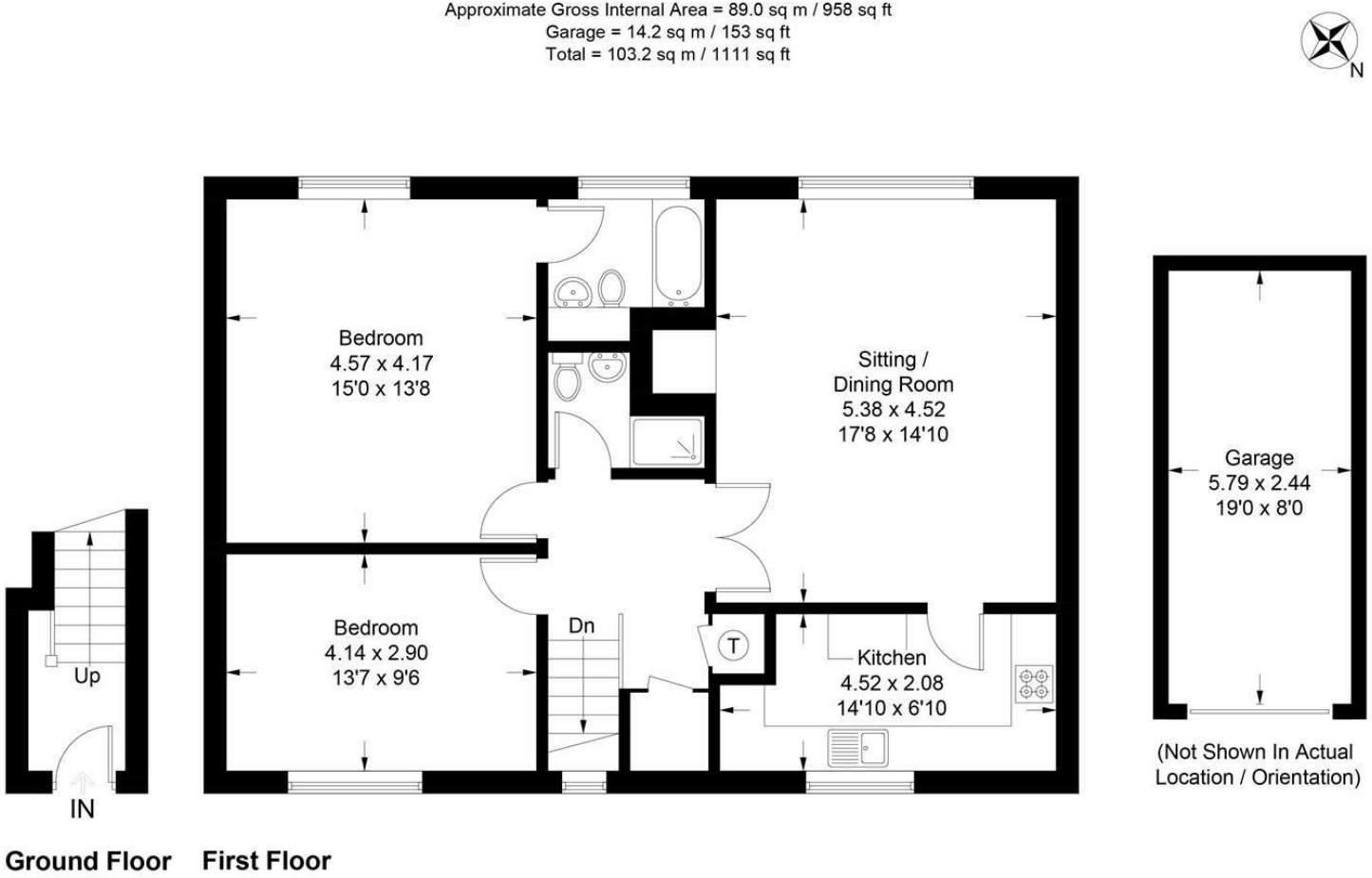
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| EPC | C |
| Council Tax Band | E |







Approximate Gross Internal Area = 89.0 sq m / 958 sq ft
Garage = 14.2 sq m / 153 sq ft
Total = 103.2 sq m / 1111 sq ft




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID801230)

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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 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.

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