



57 The Street, Ashted, KT21 1AA



- AVAILABLE 11TH APRIL
- ONE BEDROOM APARTMENT
- OPEN PLAN KITCHEN/LIVING AREA
- MODERN FITTED KITCHEN WITH APPLIANCES
- COMMUNAL GARDEN AREA
- FURNISHED OR UNFURNISHED
- LOCATED IN THE HEART OF ASHTEAD VILLAGE
- SHOWER ROOM
- LIFT ACCESS
- PRIVATE GATED PARKING FOR ONE VEHICLE

Description

Modern top floor, one bedroom apartment located in the heart of Ashted Village, only a few moments walk from local shops restaurants and amenities. Property comprises open plan kitchen/living area, modern fitted kitchen, communal lift, communal garden area and private gated parking for one vehicle. The property is offered on either a furnished or unfurnished basis.



Situation

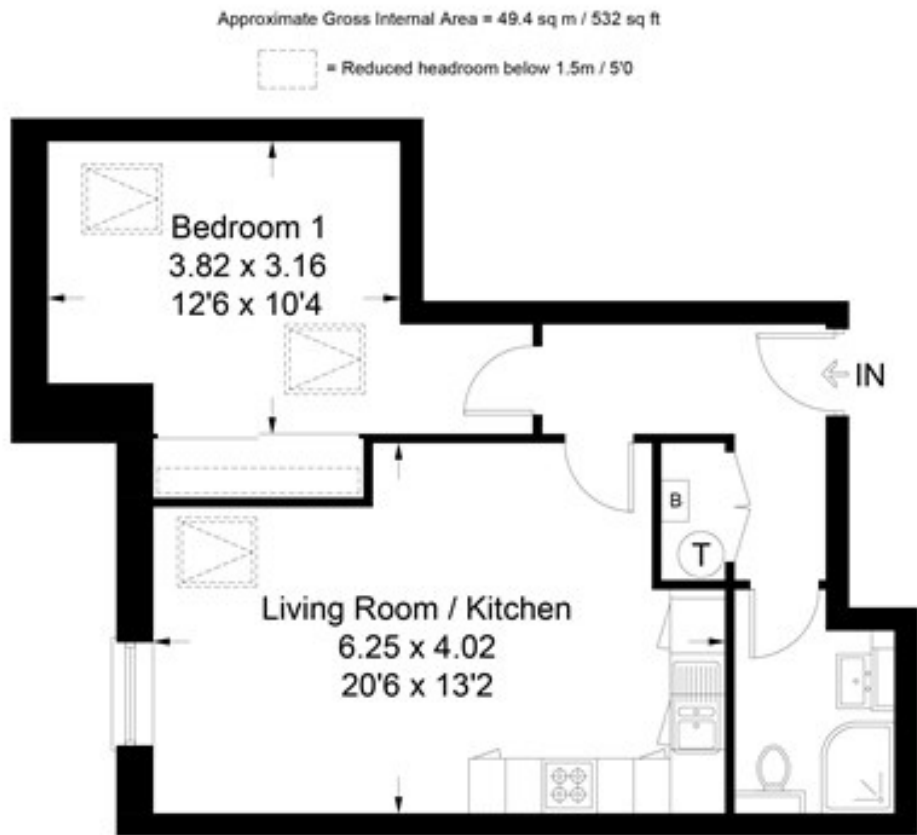
The property is situated in a convenient location for an easy walk into Ashted village with it's wide range of superb independent retailers and a M&S food hall. Leatherhead and Epsom town centres are nearby, offering even more comprehensive shopping facilities.

Excellent train services at Ashted's popular nearby commuter station provide services to London Bridge, Waterloo and Victoria. Highly regarded local schools, can be found a short walk away including Downsends School, St Andrews and West Ashted to name but a few.

The area abounds with a wealth of unspoilt greenbelt. Countryside pursuits nearby include mountain bike trails and walks. Golf at Tyrrells Wood and the RAC at Woodcote are within easy reach.

EPC	C
Council Tax Band	C





Second Floor

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. (ID411108)
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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

These particulars, whilst believed to be correct, are a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.