



The Street, Ashted, KT21 1AA

£1,450 Per Calendar Month



- AVAILABLE 20TH JUNE
- UNFURNISHED
- MODERN KITCHEN
- BUILT IN STORAGE
- WALKING DISTANCE TO ASHTEAD MAINLINE STATION

- TWO DOUBLE BEDROOMS
- GENEROUSLY SIZED RECEPTION ROOM
- FAMILY BATHROOM
- ALLOCATED PARKING FOR ONE VEHICLE
- LOCATED IN THE HEART OF ASHTEAD VILLAGE

## Description

Bright and spacious, two bedroom apartment, located in the heart of Ashted Village with easy access to local amenities and within walking distance to Ashted mainline station. Property comprises two double bedrooms, generously sized reception room, separate modern kitchen, family bathroom and built in storage. Further benefits include allocated parking for one vehicle.



## Situation

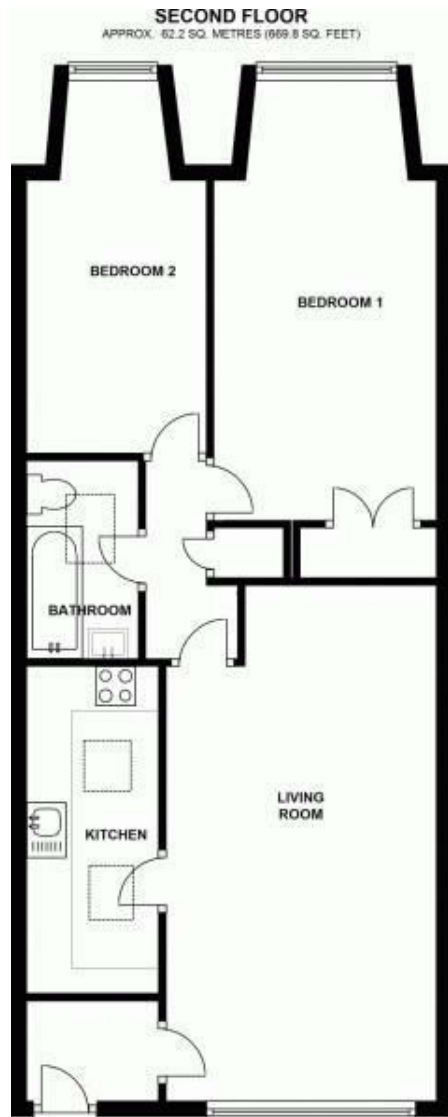
The property is situated in a convenient location for an easy walk into Ashted village with it's wide range of superb independent retailers and a M&S food hall. Leatherhead and Epsom town centres are nearby, offering even more comprehensive shopping facilities.

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, City of Freeman's School, Downsend 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





## 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 for 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.