Wishford Court, Ashtead, Surrey, KT21 1RR

Available 19th December

£2,295 PCM

- UNFURNISHED
- DECEPTIVELY SPACIOUS THREE BEDROOM MID TERRACE
- DOUBLE ASPECT LOUNGE/DINING ROOM
- MODERN BATHROOM
- GARAGE AND ONE ALLOCATED PARKING SPACE
- AVAILABLE 19TH DECEMBER
- FULLY FITTED KITCHEN
- MASTER BEDROOM WITH ENSUITE
- PRETTY REAR PRIVATE GARDEN & SHED
- CENTRAL VILLAGE LOCATION

Description

A very attractive three bedroom/two bathroom home, superbly appointed in the heart of Ashtead village. Neutrally decorated throughout. Garage and allocated parking.

FRONT DOOR: leading to hallway.

CLOAKROOM: fully fitted with wc, wash hand basin and obscure glazed window.

KITCHEN: Fully fitted with a range of wall and base units with laminate over. Full size fridge freezer, gas hob, electric oven, washing machine, hatch opening into dining room, window overlooking rear garden. Large walk in larder cupboard with shelves and lighting.

LOUNGE/DINING ROOM: Generous double aspect room with window to the front of the property and French doors to the rear opening to patio.

STAIRS RISING TO FIRST FLOOR LANDING

MASTER BEDROOM: Generous sized double room with windows to front aspect. Door leading to ensuite shower room.

ENSUITE: Fully fitted with wc, wash hand basin, shower enclosure with shower, extractor fan.

BEDROOM TWO: Double room with fitted cupboards and window to rear aspect.

BEDROOM THREE: Good single with window to rear aspect.

FAMILY BATHROOM: White suite comprising wc, wash hand basin, bath with shower over, glass shower screen, obscure glazed window to front aspect.

OUTSIDE: The private rear garden is mainly laid to lawn with a patio and shed. A secure gate provides rear access. At the front of the properties there is 'drop off' visitor's parking. To the side of the development, there is one allocated parking space and a single garage in a nearby block.

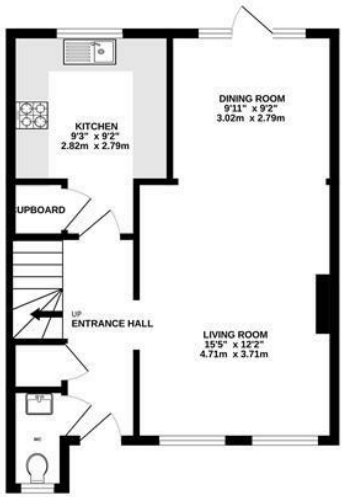
Situation

Situated just off The Street in Ashtead with it's superb choice of village shops, many traditional & independent. It is also surrounded by a choice of recreational & health amenities, & a walk away from Ashtead's popular commuter station.

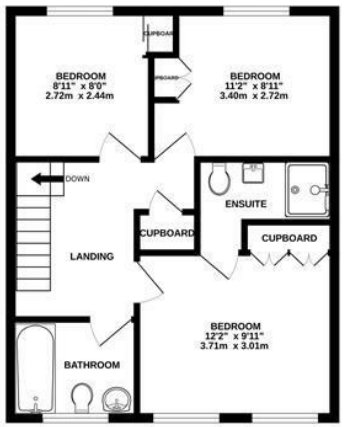
EPC C

Council Tax Band E

GROUND FLOOR



1ST 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 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.

These particulars, whilst believed to be accurate are set out as 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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