

4 Parkers Hill, ASHTEAD, KT21 2AR

£3,200 PCM









- AVAILABLE 24TH OCTOBER
- FOUR BEDROOMS
- SPACIOUS RECEPTION ROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- UNFURNISHED
- DETACHED HOUSE
- NEWLY REFURBISHED THROUGHOUT
- GARAGE
- WALKING DISTANCE TO ASHTEAD VILLAGE

Description

Spacious and well presented, four bedroom detached family home located only moments from Ashtead Village. Recently refurbished throughout, the property comprises four bedrooms, spacious reception room, bright kitchen with integrated appliances, downstairs W.C and family bathroom. The home further benefits from a beautiful landscaped garden to the rear, separate garage and driveway parking for multiple vehicles.

Situation

The property is situated close to Ashtead 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 Ashtead'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 Downsend School, St Andrews and West Ashtead 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	D
Council Tax Band	G







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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