



 **patrick**
gardner
LETTINGS

Station Road North, Merstham, Redhill, RH1 3DA

£2,600 PCM



- AVAILABLE LATE OCTOBER
- FOUR BEDROOM TOWN HOUSE
- SPACIOUS LOUNGE/DINING ROOM AND CONSERVATORY
- DOUBLE GARAGE
- UNFURNISHED
- 3 BATHROOMS INCLUDING 1 ENSUITE
- PRIVATE GARDEN
- IDEAL LOCATION FOR MERSTHAM STATION WITH FAST LINKS INTO LONDON BRIDGE

Description

ENTRANCE HALL:
with cloakroom w/c.

KITCHEN:
modern kitchen with integrated washing machine, dishwasher, fridge/freezer, oven and hob with extractor. Double aspect with space for a small table.

LIVING/DINING ROOM:
spacious lounge diner with storage cupboard and double doors to conservatory.

CONSERVATORY:
with doors to rear garden and patio.

MASTER BEDROOM:
first floor spacious double bedroom, integrated wardrobes and ensuite.

EN SUITE SHOWER ROOM:
white suite with shower cubicle, w/c and wash hand basin.

FAMILY BATHROOM:
white suite with bath and separate shower cubicle, w/c and wash hand basin.

BEDROOM TWO:
first floor double bedroom with integrated wardrobes.

BEDROOM THREE:
second floor double bedroom with eve storage.

BEDROOM FOUR:
second floor single bedroom with Velux style window.

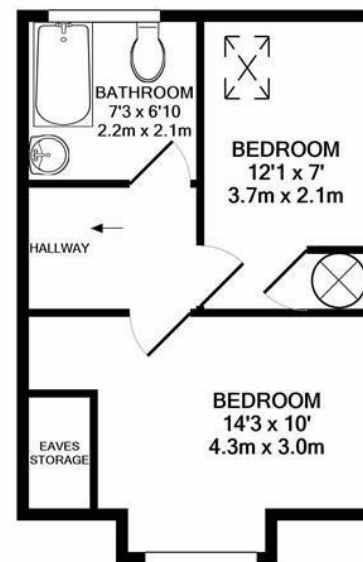
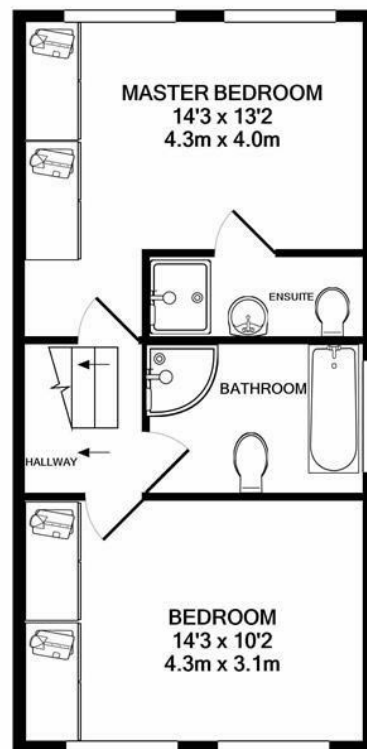
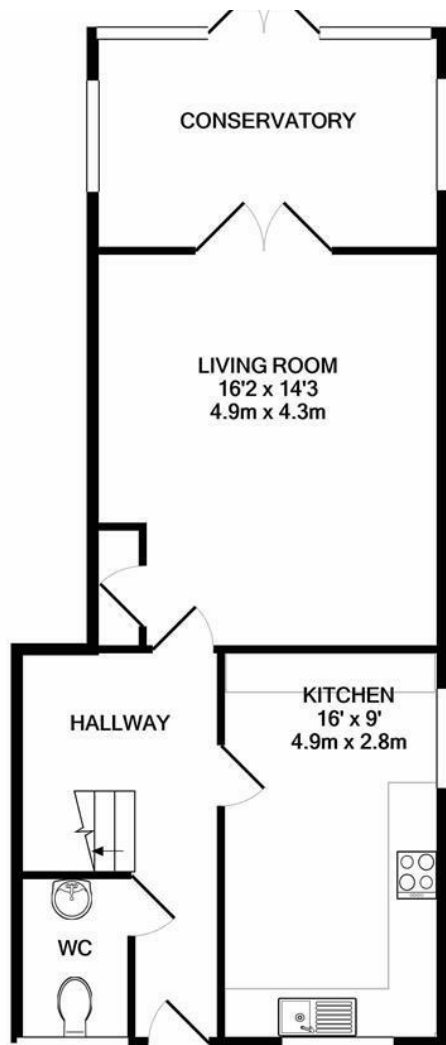
BATHROOM:
white suite with bath, w/c and wash hand basin, Velux style window.

GARDEN:
enclosed rear garden with lawn, patio area and side access.

GARAGE/PARKING:
double garage in a block opposite the property with off street parking in front.

EPC C
Council Tax Band E





TOTAL APPROX. FLOOR AREA 1357 SQ.FT. (126.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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