



TO LET

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gardner**  
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LETTINGS

Rectory Lane, Ashted, KT21 2BA

Available 24th June

£1,725 PCM



- UNFURNISHED
- TWO BEDROOM GROUND FLOOR MAISONETTE
- GOOD SIZE LOUNGE WITH DOORS TO GARDEN
- MODERN WHITE BATHROOM
- ONE ALLOCATED PARKING SPACE
- AVAILABLE 24TH JUNE
- MODERN FITTED KITCHEN WITH APPLIANCES
- TWO DOUBLE BEDROOMS
- GENEROUS STORAGE
- IDEAL FOR VILLAGE & AMENITIES

## Description

A very spacious, two bedroom ground floor garden maisonette, positioned just a stone's throw from Ashtead Village centre. The property benefits from new redecoration, modern kitchen and bathroom and a generous size living area. Garden and ONE parking space.

### HALLWAY

Laminate flooring with storage cupboard that houses the washing machine. Doors leading to

### BATHROOM

White suite comprising bath with overhead shower, hand basin and wc. Mirrored wall hanging cupboard. Tiled flooring and part tiled walls.

### KITCHEN

Spacious with white eye level and under worktop (laminated) cupboards. Tiled splashbacks and flooring. Appliances include AEG dishwasher, Fridge/Freezer, Electric hob & oven. Cupboard for storage. Space for small breakfast table. Door to lean to - ideal for extra storage space and access to rear garden.

### LOUNGE/DINING ROOM

Bright and airy with ample space. Laminated flooring and door leading to the patio area and rear garden.

### BEDROOM ONE

Good size double bedroom, carpeted and with window to the front of the property.

### BEDROOM TWO

Good size double bedroom, carpeted and also overlooking the front of the property.

### OUTSIDE

There is one allocated parking space to the front of the property and to the rear there is a paved patio with steps down to a lawned area and shrubs.

PLEASE NOTE - The neighbouring maisonette above the property have a right of way from a side pathway through the rear garden to access their garden.

## Situation

The property sits in a ideal position, just a stones throw to the delightful Ashtead Village and close to Ashtead Station serving London Waterloo and Victoria. Both village parades offer a range of local shops including a bakers, butcher, greengrocer, post office, small super- markets, pubs and cafes. Leatherhead town centre, with its more comprehensive range of shops and restaurants is approximately two miles away and gives access to the M25 and the UK motorway network.

A wide selection of recreational facilities are available in the area such as Ashtead Common and Park, Bocketts Farm, Box Hill, Headley Heath and Polesden Lacey.

**EPC**

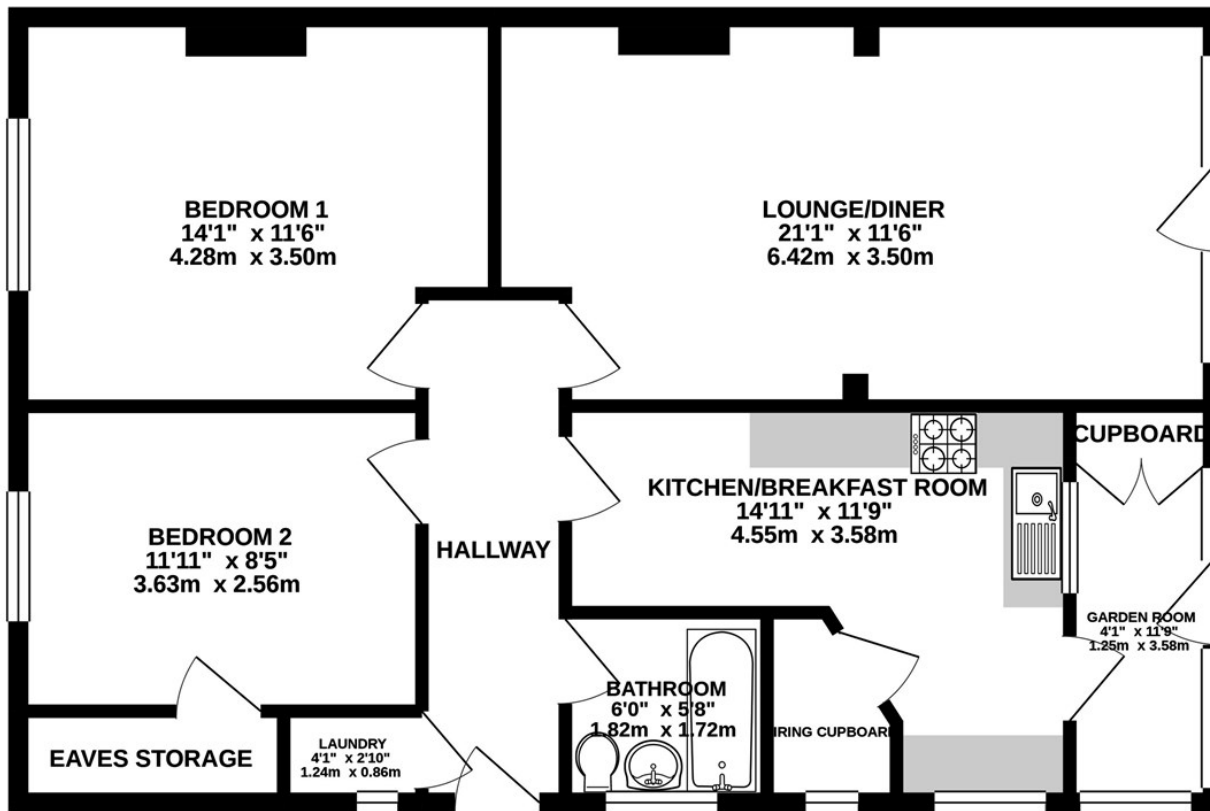
**D**

**Council Tax Band**

**C**



# GROUND 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.

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