



2 Bank House, 2 Station Approach, Tadworth, KT20 5AD

Available Now    £1,650 Per Calendar Month



- UNFURNISHED
- LUXURY ONE BEDROOM GROUND FLOOR APARTMENT
- LUXURY BATHROOM
- UNDERFLOOR HEATING
- PARKING & EV CHARGER
- AVAILABLE NOW
- HIGH SPEC WITH APPLIANCES
- AMTICO FLOORING
- PRIVATE REAR PATIO
- CENTRAL VILLAGE LOCATION

## Description

Oak front door with entry phone system leading to entrance hall with Amtico flooring.

Own front door opening into good size entrance hall and storage cupboard housing Valliant Boiler.

### OPEN PLAN KITCHEN/LIVING AREA:

Fully fitted with a range of grey wall and base units with marble-effect composite worktops and splashbacks. Appliances, all CDA, include an induction hob and oven with extractor over, slimline dishwasher, full size fridge/freezer, washer/dryer. Amtico flooring with french doors leading to the patio.

### LUXURY BATHROOM:

Luxury bathroom with bath and shower over, wall hung sink and wc. Large mirror and marble tiling and heated towel rail.

### BEDROOM:

Double bedroom with fitted wardrobe, and sash window to rear of the property.

### OUTSIDE:

Private rear patio overlooking communal garden. Allocated parking space for one vehicle at the rear of the property. EV Charging point. Bike store.

## Situation

The Bank House is situated in a prime and highly convenient location for Tadworth Village, the Station and all local amenities. Converted from an old bank into 7 luxury, contemporary and high specification apartments, each one individually designed incorporating original features with contemporary design and providing a perfect space for relaxation, working from home or entertaining guests.

The Bank House is an ideal base for those commuting to London via London Bridge or exploring the surrounding areas of Epsom, Walton on the Hill, Banstead, Reigate and Epsom Downs - home of The Derby.

EPC

TBC

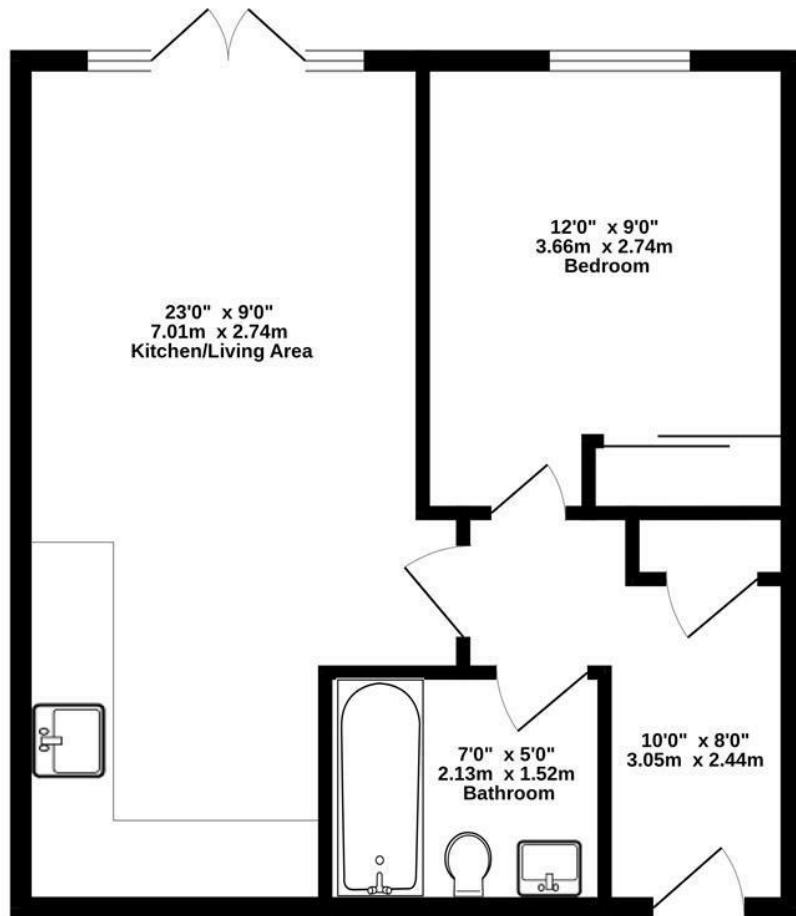
Council Tax Band

New Build

TBC



GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 491 sq.ft. (45.6 sq.m.) approx.

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.

## 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, Lettings in a Box. 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.

66 The Street, Ashted, Surrey, KT21 1AW

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**patrick  
gardner**  
LETTINGS