Andrews Close, Epsom, KT17 4EX

£1,450 PCM

- AVAILABLE 28TH NOVEMBER
- ONE DOUBLE BEDROOM PENTHOUSE APARTMENT
- OPEN PLAN KITCHEN/LIVING AREA
- COMMUNAL BIKE STORE AND GARDEN
- SHORT WALK TO EPSOM TOWN CENTRE
- UNFURNISHED
- MODERN FIXTURES AND FITTINGS THROUGHOUT
- JULIET BALCONY OFF LIVING AREA
- ALLOCATED PARKING SPACE FOR ONE VEHICLE
- CLOSE TO MAINLINE STATION

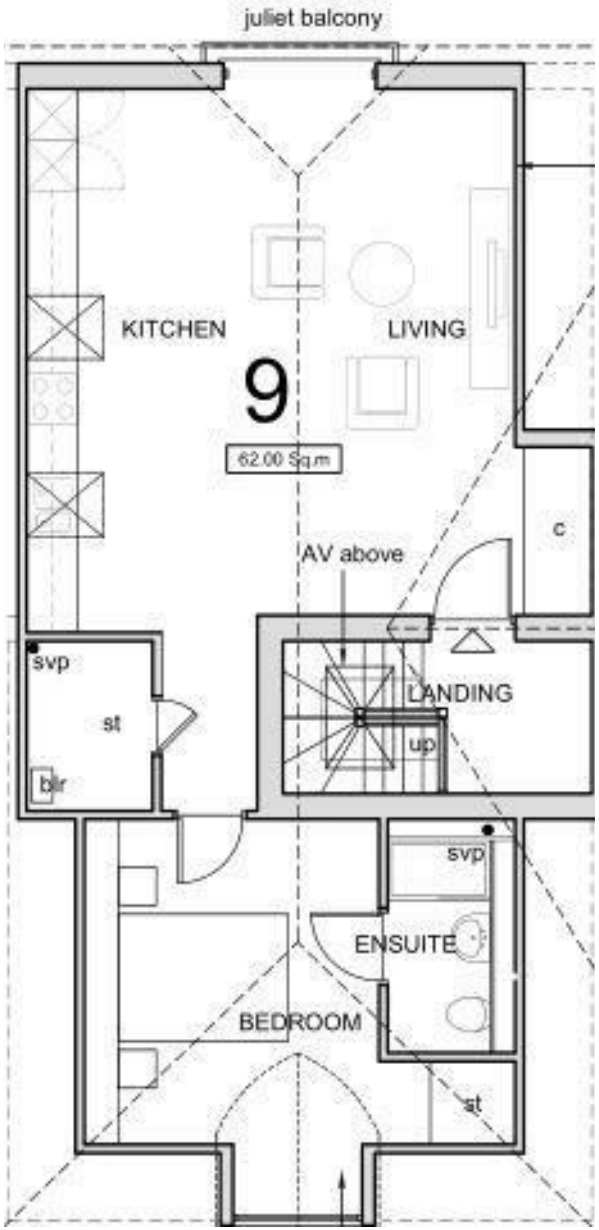
Description

Modern, one double bedroom penthouse apartment, located only a short walk to Epsom town centre and main line station. The property comprises one double bedroom, open plan kitchen/living area with Juliet balcony, modern family bathroom and allocated parking for one vehicle.

Situation

Conveniently positioned within easy reach of Epsom town centre and main line train station, offering frequent services into London in under 40 minutes. The green, open spaces of Epsom Downs are just moments away and the town centre is spoilt for choice with its vast array of shops, bars and restaurants.

EPC	C
Council Tax Band	C



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 this is borne by the Landlord.

66 The Street, Ashtead, Surrey, KT21 1AW
Tel: 01372 271881 **Email:** ashteadlettings@patrickgardner.com
https://www.patrickgardner.com/

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.

patrick gardner LETTINGS