Station Approach, Tadworth, KT20 5AD

£1,750 Per Calendar Month

- AVAILABLE 16TH MAY
- LUXURY TWO BEDROOM APARTMENT
- DOUBLE BEDROOM WITH FITTED WARDROBES
- GOOD SIZE BEDROOM TWO
- PARKING & EV CHARGER
- UNFURNISHED
- HIGH SPEC KITCHEN WITH APPLIANCES
- LUXURY BATHROOM
- GAS CENTRAL HEATING
- CENTRAL VILLAGE LOCATION

Description

Oak front door with entry phone system leading to entrance hall, this first floor luxury apartment has its own front door opening into a good size entrance hall with two storage cupboards and carpeted throughout.

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, dishwasher, fridge/freezer and washer/dryer. Wooden amtico flooring meeting carpet with two original stained glass feature windows, overlooking Tadworth Village.

LUXURY BATHROOM:
Luxury bathroom with shower, wall hung sink and wc. Wooden flooring with large mirror, marble tiling and heated towel rail. Sash window to side aspect.

BEDROOM ONE:
Double bedroom with floor to ceiling fitted wardrobes, sash window to the side of the property.

BEDROOM TWO:
Great sized second bedroom or study with window to front aspect.

OUTSIDE:
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	C
Council Tax Band	B

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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