



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

Available Now £1,500 Per Calendar Month



- UNFURNISHED
- LUXURY OPEN PLAN APARTMENT
- LUXURY SHOWER ROOM
- UNDERFLOOR HEATING
- PARKING & EV CHARGER
- AVAILABLE NOW
- HIGH SPEC KITCHEN WITH APPLIANCES
- AMTICO FLOORING
- PRIVATE COURTYARD GARDEN
- 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 with built-in cupboards housing an electric boiler, underfloor heating and Amtico flooring throughout.

OPEN PLAN KITCHEN/STUDIO ROOM:

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, under counter fridge with freezer drawer, washer/dryer.

OPEN PLAN LOUNGE AREA:

Stunning original bay window offering substantial natural light.

BEDROOM SPACE:

Ideal for a double or king size bed with space for wardrobe, chest of drawers or desk area.

SHOWER ROOM:

Luxury shower room with shower, wall hung basin and wc.

OUTSIDE:

Private front garden with Astro Turf, paving and bench. 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

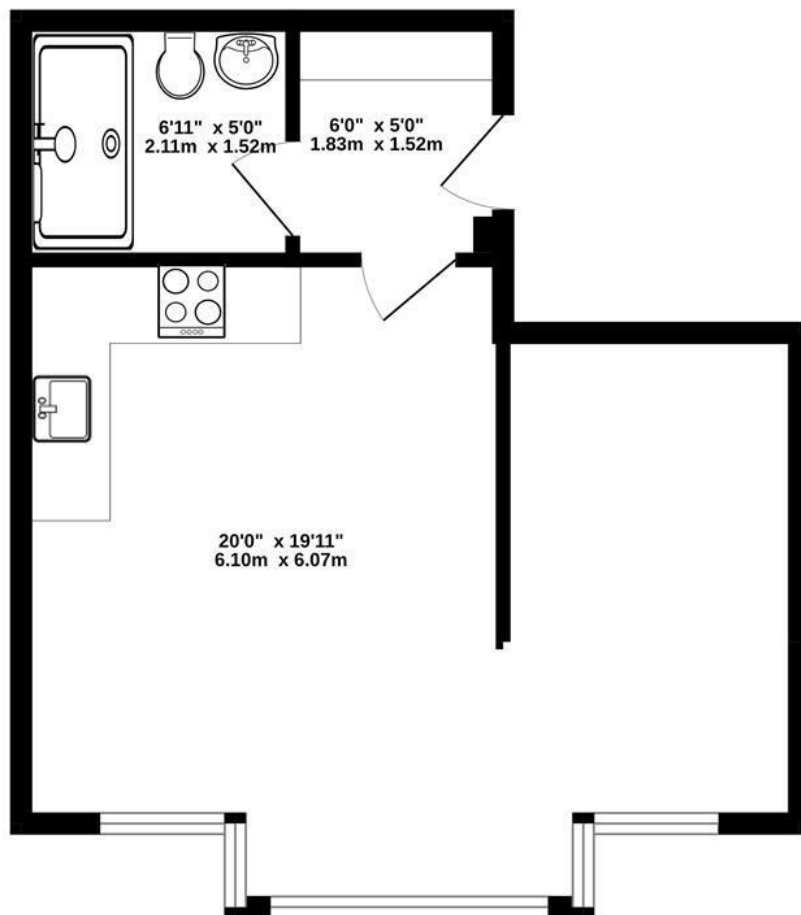
Council Tax Band

TBC

New Build TBC



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA : 394 sq.ft. (36.6 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.

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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, 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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.