



Woodfield Close, Ashted, KT21 2RU

Available 1st August

£1,550 Per Calendar Month



- AVAILABLE 1ST AUGUST
- TWO BEDROOM GROUND FLOOR APARTMENT
- MODERN KITCHEN WITH APPLIANCES
- MODERN WHITE BATHROOM SUITE
- ALLOCATED PARKING SPACE
- UNFURNISHED
- GENEROUS PROPORTIONS THROUGHOUT
- LOUNGE/DINING AREA WITH FRENCH DOORS TO OUTSIDE PATIO AND PARKING
- GOOD STORAGE
- IDEAL LOWER ASHTEAD LOCATION FOR STATION, SHOPS ETC

Description

COMMUNAL ENTRANCE: Front door leading to apartment. Long corridor with storage areas for coats and shoes. Double cloaks cupboard housing the tank but providing ample storage.

KITCHEN: Modern, white high gloss units with laminate worktop over. Range of usual appliances including a washing machine, Fridge/freezer, dishwasher, electric hob with chimney extractor over and electric oven. Window to side aspect.

LIVING ROOM: Generous room with French doors stepping out onto the patio area, mainly laid to lawn and access to the car park.

PRINCIPAL BEDROOM: Good size double room to rear aspect.

BEDROOM TWO: Good size double room to rear aspect.

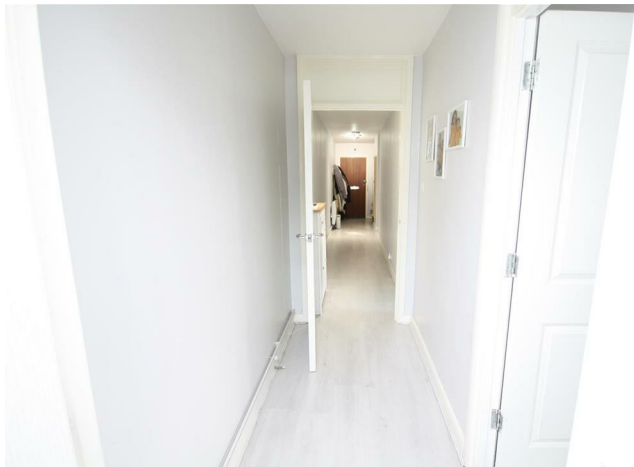
FAMILY BATHROOM: White suite comprising bath with Triton electric shower over, glass shower screen, wash hand basin, wc, part tiled, obscure glazed window.

Hard flooring throughout, fully double glazed, modern electric wall hung heating.

OUTSIDE: There is a small patio area, mainly laid to lawn directly outside of the property. It forms part of the communal grounds but is utilised by the apartment. At the side of the building there is one allocated space. Further parking is usually available on neighbouring roads.

EPC
Council Tax Band

D
C



Approximate Gross Internal Area = 69.2 sq m / 745 sq ft

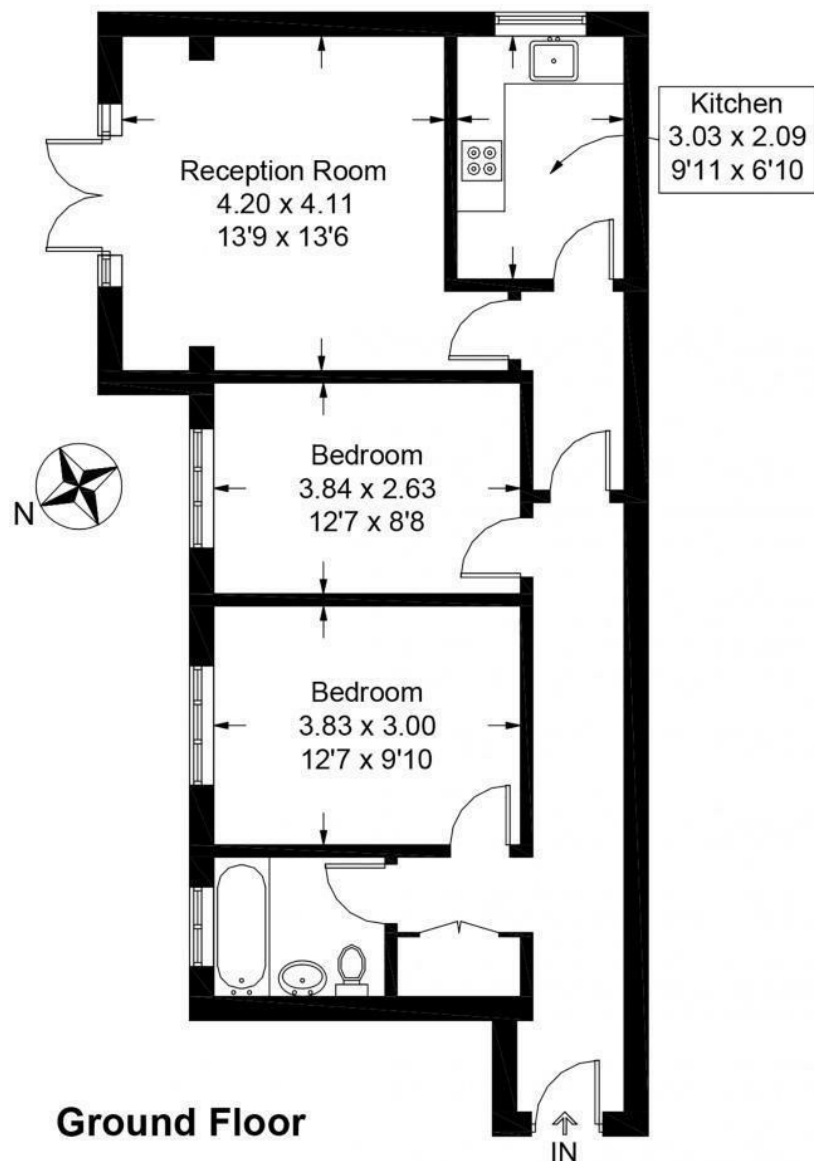


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID552407)

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.

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.