



7 Bank House, 2 Station Approach, Tadworth, KT20 5AD Available Now £1,695 Per Calendar Month



- UNFURNISHED
- LUXURY ONE BEDROOM FIRST FLOOR APARTMENT
- LUXURY BATHROOM
- GAS CENTRAL HEATING
- PARKING & EV CHARGER
- AVAILABLE NOW
- HIGH SPEC WITH APPLIANCES
- AMTICO FLOORING AND NEW CARPETS
- PRIVATE REAR ROOF TERRACE
- CENTRAL VILLAGE LOCATION

Description

Oak front door with entry phone system leading to entrance hall with Amtico flooring. Stairs rising to first floor.

Own front door opening into good size entrance hall with lantern providing ample lighting. New neutral carpets 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, full size fridge/freezer, washer/dryer. Wooden flooring and neutral carpets with windows overlooking Tadworth Village.

LUXURY BATHROOM:

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

BEDROOM:

Double bedroom with fitted sliding wardrobes, and windows to rear of the property. With french door leading to a private roof terrace.

OUTSIDE:

Private rear roof terrace with paving overlooking rear communal garden and cedar screening. Allocated parking space for one vehicle at the rear of the property. EV Charging point. Bike store.

Situation

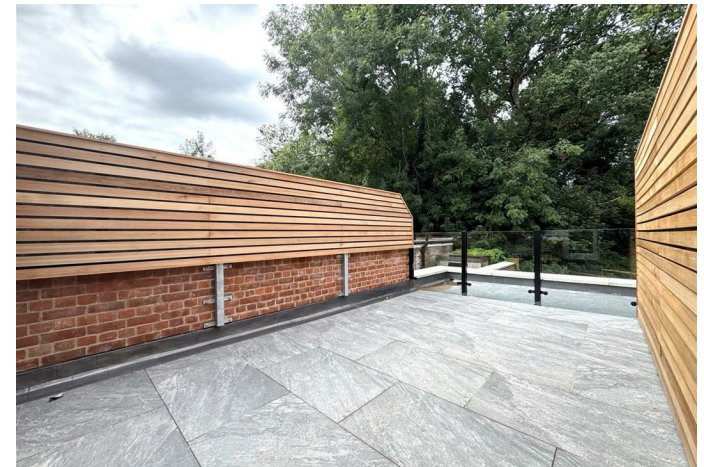
The Bank House is situated in a prime and highly convenient location for Tadworth Village, the Station and all local amenities. Converted from an old bank into 7 luxury, contemporary and high specification apartments, each one individually designed incorporating original features with contemporary design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

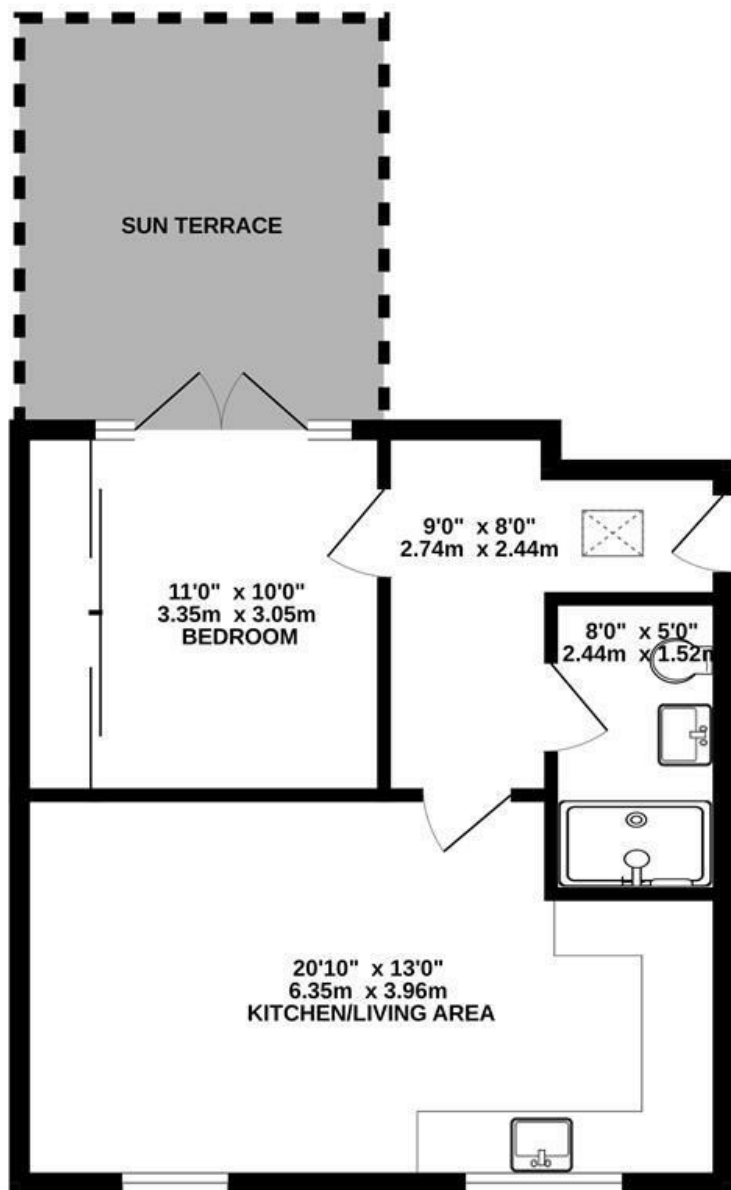
The Bank House is an ideal base for those commuting to London via London Bridge or exploring the surrounding areas of Epsom, Walton on the Hill, Banstead, Reigate and Epsom Downs - home of The Derby.

EPC

TBC

Council Tax Band New Build TBC





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

66 The Street, Ashted, Surrey, KT21 1AW
Tel: 01372 271881 **Email:** ashtedlettings@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 firm's employment has the authority to make or give any representation or warranty in respect of the property.