



Old Court, Ashted, KT21 2TS

£2,850 PCM



- AVAILABLE 4TH AUGUST
- DETACHED HOUSE
- SEPERATE LIVING ROOM
- BRAND NEW UPSTAIRS BATHROOMS
- DRIVEWAY PARKING
- UNFURNISHED
- NEWLY FITTED KITCHEN
- FOUR DOUBLE BEDROOMS
- LARGE GARDEN
- CLOSE TO ASHTEAD VILLAGE

Description

Four bedroom, detached house in a quiet residential cul-de-sac close to Ashted village and local amenities. The property benefits from a newly fitted kitchen, brand new bathrooms and en-suites, separate living room, four double bedrooms, large lawned garden and driveway parking.

Situation

Located in the favoured 'Lanes' area of Ashted and is within approximately 26 minutes walk to Ashted's mainline station with services to London Waterloo, London Bridge and Victoria. Junction 9 of the M25 is within easy reach providing access to Heathrow and Gatwick International Airports.

Highly regarded local schools both state and private can be found within walking distance including St Andrew's, Downsend, St Peter's, Barnett Wood Infants School, West Ashted Primary and The City of London Freeman's School, to name but a few.

Excellent local shopping facilities and bus routes can be found nearby in either The Street or Craddocks Parade, with more extensive shopping facilities within the nearby towns of Epsom & Leatherhead. The area abounds in a wealth of open unspoilt countryside much of which is National trust and Green Belt which provides open spaces for country walks, riding and cycling. A wide choice of recreational pursuits include but are not limited to; Ashted Squash and tennis Club, Ashted Cricket and bowls clubs, the RAC country club in Woodcote Park and Tyrrells Wood Golf Club, all within the vicinity

EPC

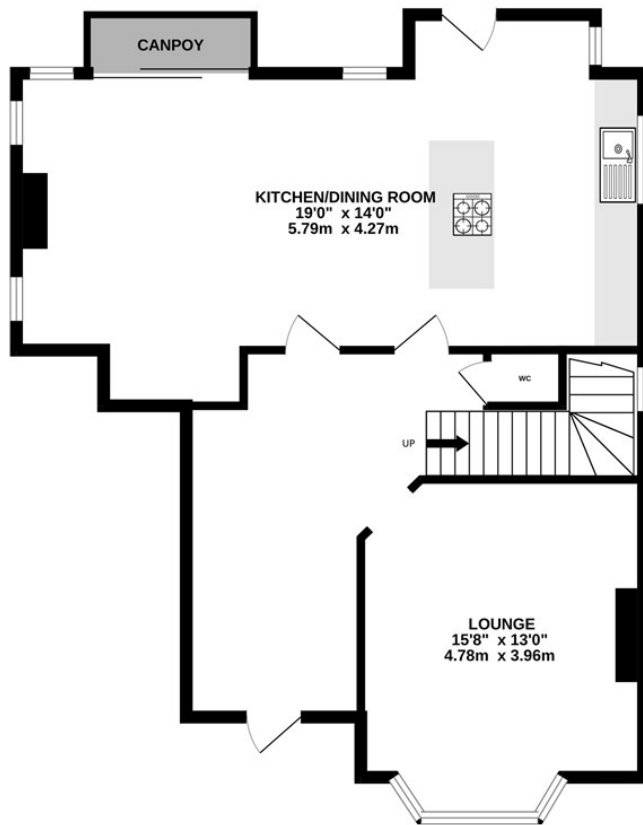
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Council Tax Band

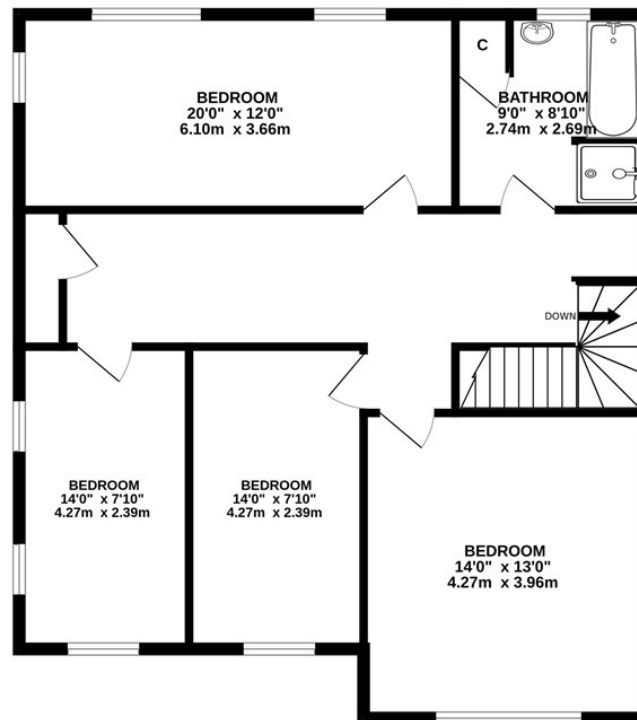
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GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1744sq.ft. (162.0 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

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.

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