



Ferney Road, Byfleet, West Byfleet, KT14 7AL

£1,595 PCM





- AVAILABLE 22ND AUGUST
- GROUND FLOOR MAINSONETTE
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- TWO ALLOCATED PARKING SPACES
- UNFURNISHED
- RECENTLY REFURBISHED
- NEW KITCHEN & APPLIANCES
- PRIVATE GARDEN
- WITHIN WALKING DISTANCE OF TOWN & MAINLINE STATION

## Description

A recently refurbished, two double bedroom, ground floor maisonette with private garden. Comprising living/dining room, modern kitchen and three-piece bathroom suite. The property is conveniently located within walking distance of Byfleet train station and local amenities on the local high street.

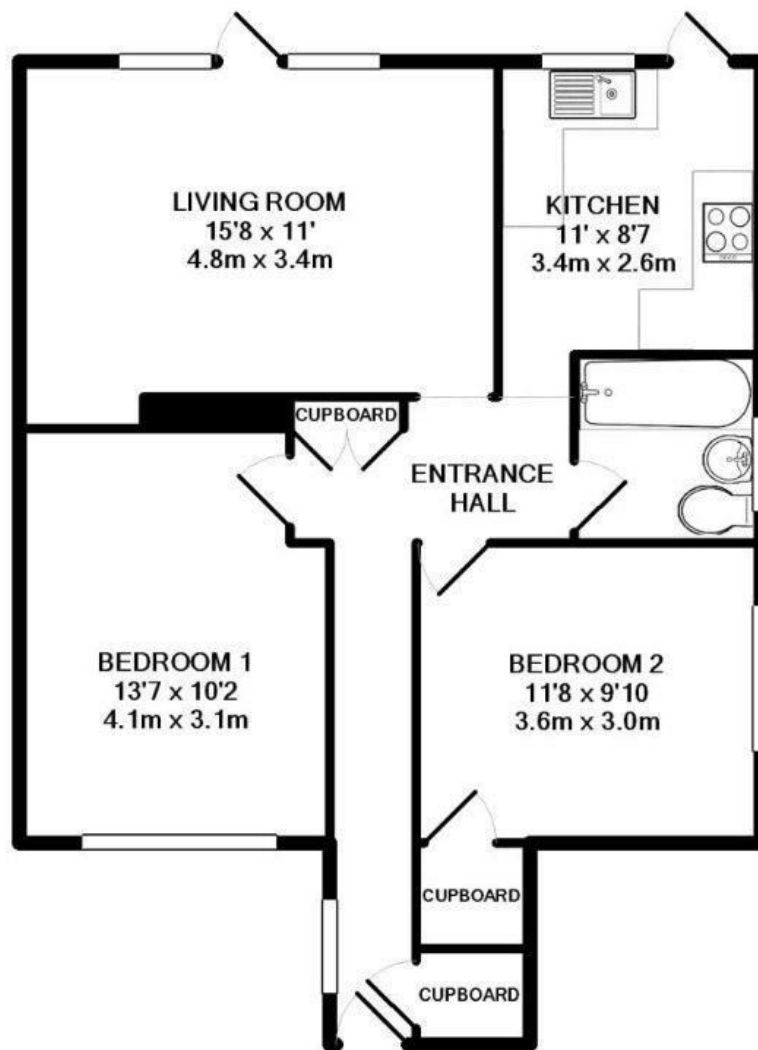


## Situation

Ideally situated within easy access of fantastic local schools and close by to Byfleet and West Byfleet, both offering an abundance of amenities, including shops, restaurants and pubs. Transport links are plentiful with West Byfleet station within walking distance and Byfleet and New Haw station closer still. Road links are also excellent as the property is near both junctions 10 and 11 of the M25.

EPC	C
Council Tax Band	C





TOTAL APPROX. FLOOR AREA 660 SQ.FT. (61.3 SQ.M.)

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute 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.