



 **patrick
gardner**
LETTINGS

Willow Court, The Gables, Oxshott, KT22 0SD

£2,500 PCM



- AVAILABLE 16TH MAY
- THREE BEDROOM APARTMENT
- THREE BATHROOMS
- MODERN FAMILY KITCHEN
- TWO GARAGES
- UNFURNISHED
- GROUND FLOOR
- VAST LIVING/DINING ROOM
- BRAND NEW CARPETS
- BEAUTIFUL COMMUNAL GROUNDS

Description

Enclosed by beautiful green space, this impressive three bedroom, three bathroom ground floor apartment is located within easy access to the A3. The property comprises a vast open plan living/dining room inclusive of patio doors leading out to very well kept communal gardens, a grand separate kitchen with integrated appliances, three bedrooms with the two largest benefiting from en-suites and family bathroom. The property further benefits from brand new carpet throughout and the use of two garages.



Situation

Located within an affluent village in Surrey, Oxshott is situated just over 15 miles southwest of central London. Renowned for its prestigious character, Oxshott is a sought-after residential area known for its stunning properties, verdant landscapes, and high quality of life.

Boasting a charming village centre with a selection of local shops, boutiques, and cafes, creating a sense of community and convenience for its residents. There are also several renowned schools in the vicinity, including Reed's, ACS Cobham International, Parkside, Felton Fleet and Danes Hill in Oxshott, making it an attractive choice for families seeking excellent educational opportunities.

Easy access to major transportation links, including Oxshott train station, offering a direct route to London Waterloo and Guildford every half an hour and takes about 36 minutes to Waterloo and 27 minutes to Guildford. This makes Oxshott an appealing choice for those who desire a balance between the tranquillity of village life and the vibrant offerings of the capital.

EPC	D
Council Tax Band	G



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, Rightmove Referencing. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

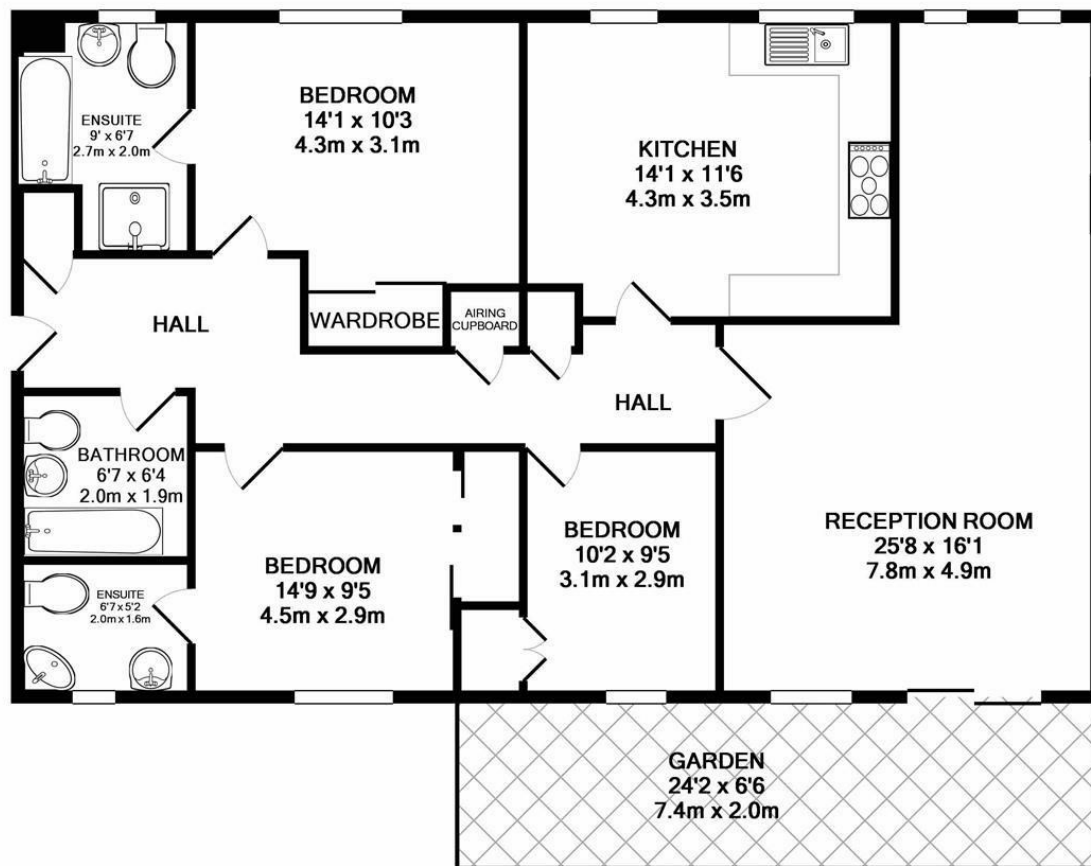
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

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.



TOTAL APPROX. FLOOR AREA 1044 SQ.FT. (97.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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