



Rectory Lane, Ashted, KT21 2BA

AVAILABLE NOW    £1,650 PCM





- AVAILABLE NOW
- TWO BEDROOM MAISONETTE
- MODERN FULLY FITTED KITCHEN WITH RANGE COOKER
- 2ND DOUBLE BEDROOM
- ONE ALLOCATED PARKING SPACE
- UNFURNISHED
- SPACIOUS LOUNGE WITH GAS FIRE
- STUNNING LOFT ROOM WITH VIEWS
- GENEROUS STORAGE
- IDEAL FOR VILLAGE & AMENITIES

## Description

A very spacious two bedroom duplex maisonette, positioned just a stone's throw from Ashted Village centre. The property has a modern kitchen and bathroom, a generous size living area and a stunning beamed loft room with far reaching views. Own courtyard garden at the rear of the property and one allocated parking space.

### PORCH:

Own front door opens into porch area with space for coats and shoes. Stairs rise to first floor landing

### KITCHEN/BREAKFAST ROOM:

Double aspect and fully fitted with a range of white high gloss wall and base units with laminate worktop over. Appliances include a full size range cooker and American fridge/freezer, dishwasher, washing /dryer. Larder cupboard for storage. Breakfast bar.

### LOUNGE:

This spacious 23ft lounge is light and airy with two large picture windows, hard wood flooring and oak tv cabinet. Open fire place with gas fire, for decorative use only.

### BATHROOM:

White suite comprising curved bath with overhead mains operated shower, vanity unit and bowl, wc, heated towel rail, fully tiled walls and floor, obscure glazed window.

### BEDROOM 2:

Good size double bedroom, rear aspect, laminate flooring. Good sized storage cupboard with louvre doors, shelving and display cabinet.

### STAIRS RISING TO

### PRINCIPLE BEDROOM:

A large double aspect room, carpeted with storage in the eaves, wall mounted tv (not tested). Shower cubicle accessible from bedroom. Far reaching views.

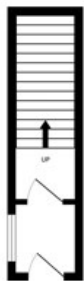
### OUTSIDE:

At the rear of the maisonette there is a private courtyard garden. At the front of the property there is one allocated parking space. (Please note, the front garden is maintained by the occupier(s) of the ground floor maisonette, for their use only and the side path to the right of the property is shared right of way for both maisonettes)

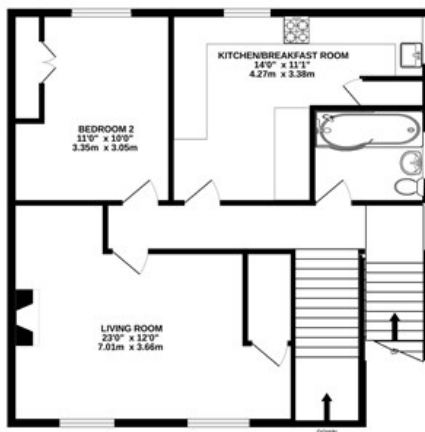
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<b>Council Tax Band</b>	<b>C</b>

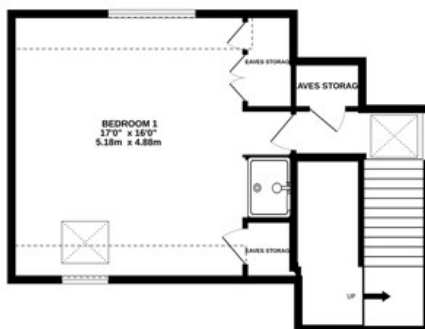




UP FLOOR



DOWN



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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, 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.

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.