



Elliston Way, Ashted, Surrey, KT21 2FD

Available NOW

£3,100 pcm

Elliston Way, Ashted, Surrey, KT21 2FD

- AVAILABLE EARLY MAY
- UNFURNISHED
- IMMACULATE FOUR BEDROOM TOWN HOUSE
- ARRANGED OVER THREE FLOORS
- MODERN FIXTURES AND FITTINGS
- OPEN PLAN KITCHEN LIVING AREA
- FIRST FLOOR MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- GARDEN WITH SHED AND PATIO AREA
- ALLOCATED PARKING
- CLOSE TO ASHTEAD VILLAGE, LOCAL SHOPS AND



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THE PROPERTY

FRONT DOOR TO HALLWAY

With cloakroom and further storage cupboard

Door to:

OPEN PLAN KITCHEN / LIVING AREA

KITCHEN

Modern fitted kitchen with light grey units, integrated appliances and large picture window:

Leading to:

LIVING ROOM

Light and spacious room with double doors to garden

STAIRS TO FIRST FLOOR

FIRST FLOOR LANDING

With airing cupboard. Doors to :

FIRST FLOOR MASTER BEDROOM

With double fitted wardrobes, windows overlooking the garden and leading to:

EN SUITE SHOWER ROOM

FIRST FLOOR BEDROOM 2

Double room with double doors to Juliette balcony

FIRST FLOOR CLOAKROOM

With w.c and hand basin

STAIRS TO SECOND FLOOR

SECOND FLOOR MASTER BEDROOM

Large double bedroom with fitted wardrobe storage

SECOND FLOOR BEDROOM 2

Overlooking the garden

BATHROOM

With w.c, hand basin, ladder towel rail and bath with shower over and screen


OUTSIDE

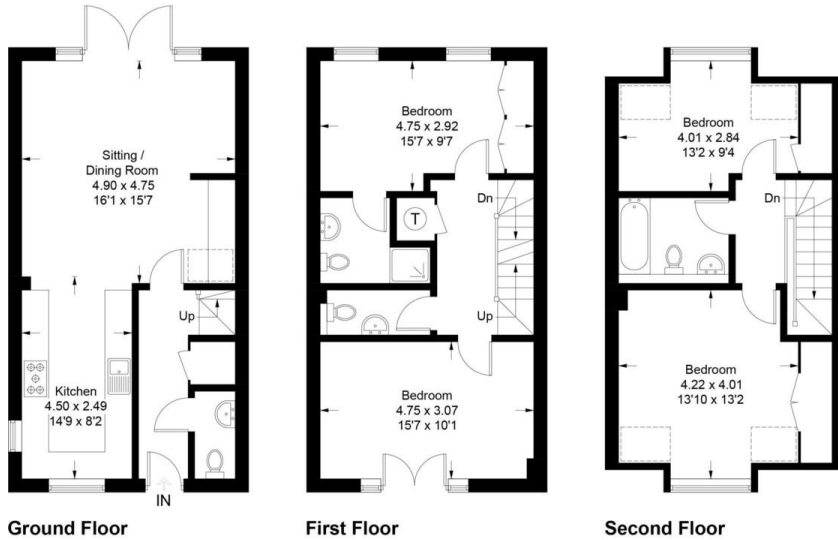
Garden with patio and shed



Approximate Gross Internal Area = 130.7 sq m / 1407 sq ft



 = Reduced headroom below 1.5m / 5'0"



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID710455)
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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 Tenant Services. 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.

