



**patrick
gardner**
LETTINGS

Blacksmith Close, Ashted, KT21 2BD

Available 30th June

£1,250 pcm

Blacksmith Close, Ashted, KT21 2BD

- UNFURNISHED
- AVAILABLE 30TH JUNE 2023
- ONE BEDROOM FIRST FLOOR MAISONETTE
- MODERN KITCHEN AND BATHROOM
- LIGHT AND AIRY DOUBLE ASPECT LOUNGE
- SPACIOUS DOUBLE BEDROOM
- WELL MAINTAINED COMMUNAL GROUNDS
- GARAGE
- VILLAGE LOCATION
- SUIT SINGLE PERSON OR PROFESSIONAL COUPLE



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Surrey, KT23 4AD

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THE PROPERTY

MUST BE SEEN! A very well presented first floor maisonette in the heart of Ashted Village, close to the high street and all amenities. Garage included. Suit professional single person or couple.

HALLWAY

Stairs rising to first floor apartment.

LANDING

Large storage cupboard with cloaks rail. Door leading to

LOUNGE

Double aspect bright and airy with large picture window to front with grey blind. Small rear aspect window.

KITCHEN

Fully fitted white high gloss modern kitchen with a black work top. Lamona oven, electric ceramic hob with extractor over. Integrated washing machine. Free standing fridge/freezer.

DOUBLE BEDROOM

Double bedroom with grey carpets. Window to front aspect, grey blinds.

BATHROOM

White suite comprising wash hand basin inset in vanity unit, wc, bath with mains operated shower over, shower screen, heated towel rail, obscure glazed window.

OUTSIDE

Well maintained communal grounds. Garage in nearby block.

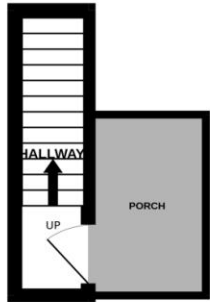
Gas Central Heating and double glazing throughout.

EPC - D

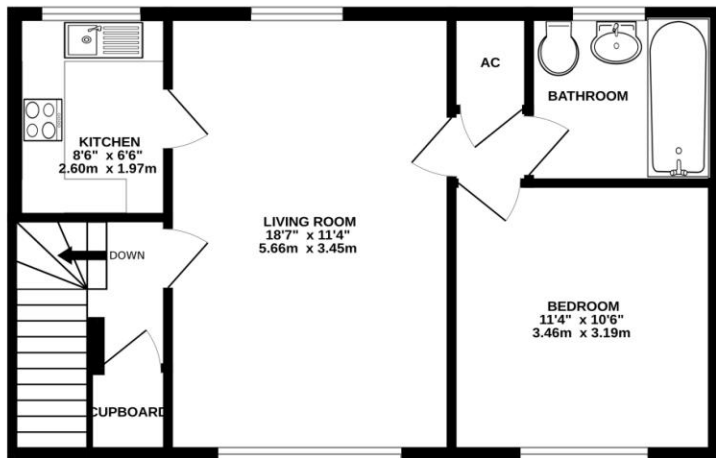
Council Tax Band - C

Sorry no pets.





1ST FLOOR



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, 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.