



Station Approach, Tadworth, Surrey, KT20 5AE

Available Now

£1,950 pcm

Station Approach, Tadworth, Surrey, KT20 5AE

- AVAILABLE NOW
- UNFURNISHED
- SIX MONTH LET ONLY
- EXCEPTIONALLY SPACIOUS APARTMENT
- LOCATED IN THE LOVELY VILLAGE OF TADWORTH

- THREE BEDROOMS
- FITTED KITCHEN AND BATHROOM
- GAS CENTRAL HEATING
- ROOF TERRACE AND USE OF DRIVEWAY
- CLOSE TO LOCAL SHOPS RESTAURANTS AND RAILWAY STATION



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THE PROPERTY

Exceptionally spacious first floor three bedroom apartment located in the lovely village of Tadworth and within a short walk of restaurants, shops and railway station. With high ceilings, mullioned windows, kitchen and bathroom, roof terrace and use of driveway. SIX MONTH LET ONLY

DOOR TO ENTRANCE HALL

STAIRS TO FIRST FLOOR AND HALLWAY

Doors to:

BEDROOM 1

Large double bedroom.

BEDROOM 2

Large double bedroom.

BEDROOM 3

Large double bedroom.

LIVING ROOM

Double aspect spacious room.

KITCHEN

Fitted kitchen with hob, oven, extractor unit, washing machine, fridge freezer and laminate flooring.

BATHROOM

White suite with hand basin, bath with shower screen and shower over.

SEPARATE W/C

ROOF TERRACE

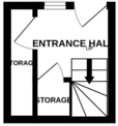
USE OF DRIVEWAY

Energy Rating E

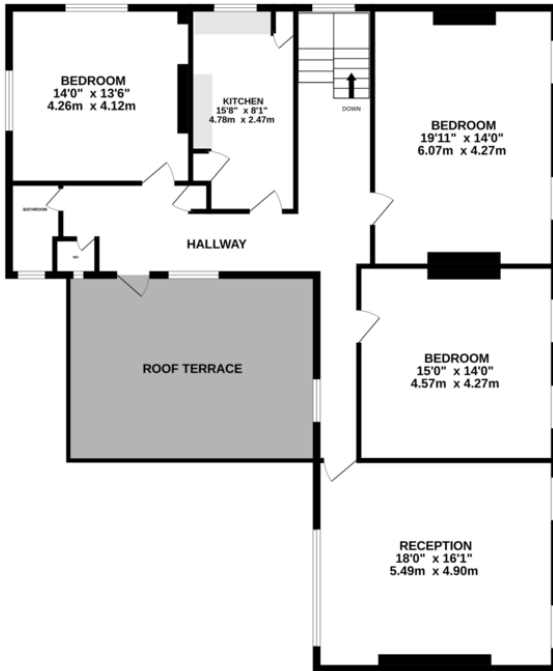
Council Tax Band D



GROUND FLOOR
73 sq.ft. (6.8 sq.m.) approx.



1ST FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



TOTAL FLOOR AREA : 1468 sq.ft. (136.4 sq.m.) approx.

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.