



TO LET
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patrick
gardner
www.patrickgardner.com

Rectory Lane, Ashted, KT21 2BA

Available NOW

£1,650 pcm

Rectory Lane, Ashted, KT21 2BA

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



43 High Street, Bookham
Surrey, KT23 4AD

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THE PROPERTY

A very spacious two bedroom maisonette with courtyard garden split over three floors and positioned just a stone's throw from Ashted Village centre. The property benefits from new redecoration throughout, a modern kitchen and bathroom, a generous size living area and a stunning beamed loft room with far reaching views. Own courtyard garden and shed with electrics 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 an open fire place.

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 and shelving.

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

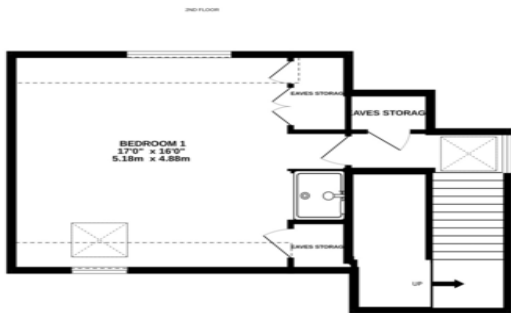
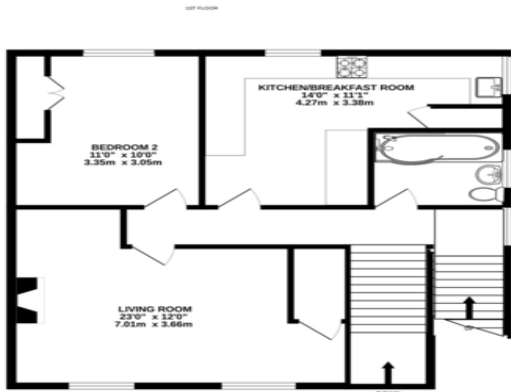
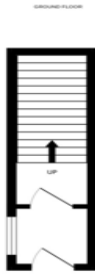
At the rear of the maisonette there is a private courtyard garden, hard landscaped with a decked area providing an ideal spot for a summer BBQ. A good size shed with electrics, fully boarded, provides an ideal hobbies den or occasional office space. There is also storage for garden tools and furniture. 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)

EPC: D

COUNCIL TAX: C

Sorry no pets or families.





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.

