



**patrick  
gardner**  
LETTINGS

Salmons Road, Effingham, Surrey, KT24 5QH

Available NOW

£695 pcm and £150 contribution to utility bills

**Salmons Road, Effingham, Surrey, KT24 5QH**

- AVAILABLE NOW
- PART FURNISHED
- NEW FITTED KITCHEN UNITS
- SOME APPLIANCES INCLUDED
- MODERN SHOWER ROOM
- PRIVATE DECKED AREA
- PARKING SPACE
- RURAL VILLAGE LOCATION
- BEAUTIFUL COUNTRYSIDE VIEWS
- SUITABLE FOR SINGLE PROFESSIONAL



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### THE PROPERTY

This detached studio is set in a beautiful rural location and offered to the market to a professional person. Accommodation comprises studio lounge/bedroom with fitted units with some appliances, luxury shower room, parking space and private decked area with countryside views. LONG TERM LETS CONSIDERED.

### LIVING AREA/KITCHEN

The living area is modern and light with a single aspect window and door to decked area. Double glazed. Wall fitted units with sink, and under counter fridge and washing machine. Work station area suitable for two chairs. Fitted wardrobe space with shelf and hanging rail. New wall hung electric heater. A single bed and mattress is provided.

### SHOWER ROOM

Modern and bright, the shower room has a white suite comprising wash hand basin, wc and Triton power shower and enclosure.

### OUTSIDE

Lovely decking area outside the property, with space for table and chairs overlooking beautiful scenery. One allocated parking space.

Suited to a single occupier. Sorry, no pets.

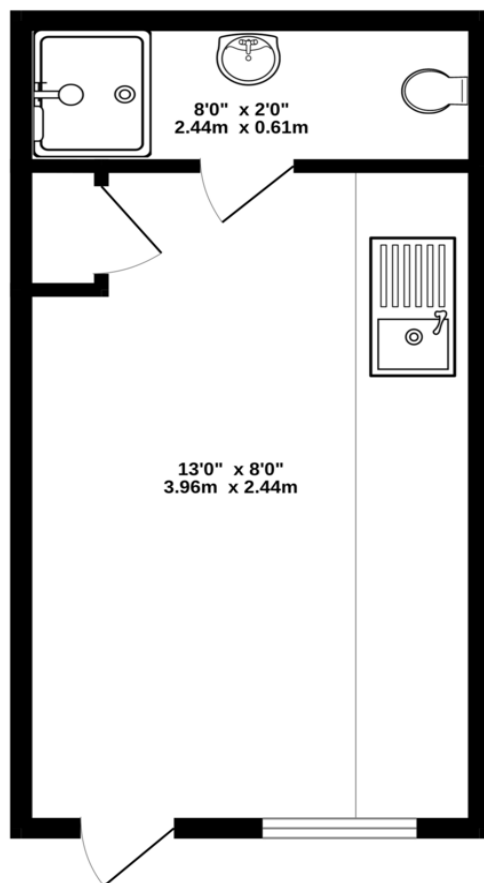
Additional to the rent is a contribution towards electric, water and sewerage of £150pcm payable to the Landlord direct.

Council Tax Band: A

EPC: Non applicable



## GROUND 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.