



Portland House Mews, Ashley Road, Epsom, Surrey, KT18 5BB

- AVAILABLE 17 DECEMBER 2023
- UNFURNISHED
- GROUND FLOOR ONE BEDROOM APARTMENT
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- LIVING/DINING ROOM
- COMMUNAL LAUNDRY ROOM
- ELECTRIC STORAGE HEATERS
- ALLOCATED PARKING SPACE
- VISITORS PARKING
- CLOSE TO EPSOM TOWN CENTRE AND RAIL STATION



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THE PROPERTY

Ground floor one bedroom apartment within a small, gated development and walking distance of Epsom town centre and station. With living/dining room, fitted kitchen, communal laundry room and allocated parking space.

FRONT DOOR TO HALLWAY

Doors to

LIVING/DINING ROOM

Double aspect room

BEDROOM

Double room with fitted wardrobe

BATHROOM

With w.c., hand basin and bath with shower attachment over

KITCHEN

Fitted kitchen with a range of wood floor and wall units and integrated appliances

ALLOCATED PARKING SPACE

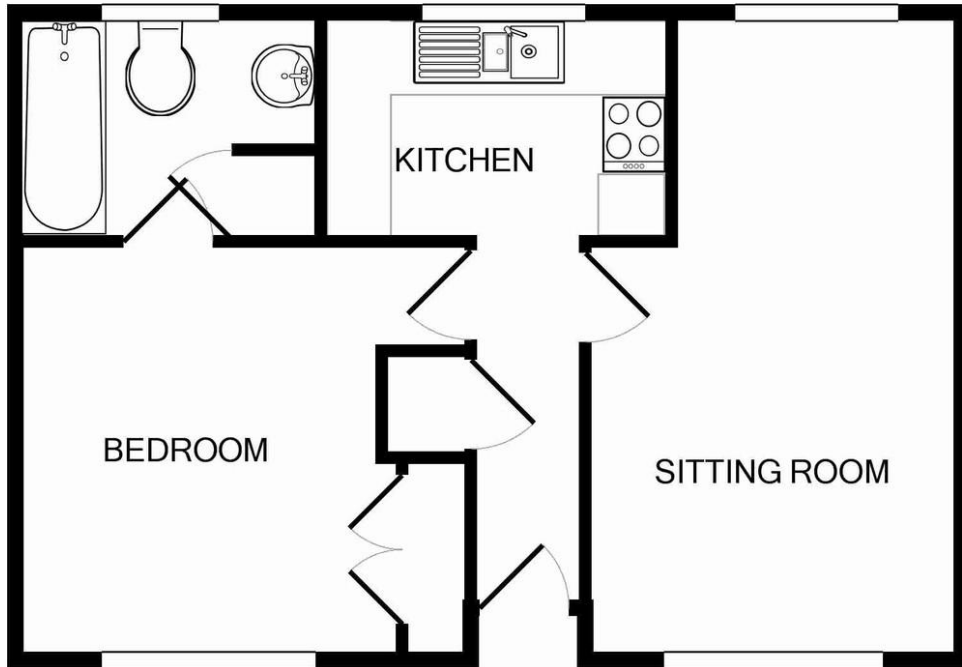
Laundry room between flat 7/8

Allocated Parking

EPC Band D

Council Tax Band C





Total Approx. Floor Area 37.5 Sq.M. (404 Sq.Ft.)
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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.