



**patrick  
gardner**  
LETTINGS

Rectory Close, Ashted, Surrey, KT21 2AZ

Available NOW

£995 pcm

## Rectory Close, Ashted, Surrey, KT21 2AZ

- UNFURNISHED
- AVAILABLE NOW
- ONE BEDROOM CHARACTER FLAT
- LOCATED IN FORMER RECTORY
- CLOSE TO ASHTEAD VILLAGE AND STATION
- GAS CENTRAL HEATING
- KITCHEN WITH INTEGRATED APPLIANCES
- HIGH CEILINGS
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS



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### THE PROPERTY

Character one bedroom first floor flat located in a former rectory close to Ashted village centre and station. Fitted kitchen with integrated appliances, gas central heating, allocated parking space and communal gardens

### STAIRS TO FIRST FLOOR

Front Door

### KITCHEN

Fitted with base and wall units and with integrated appliances

### SITTING ROOM

With carpet and large picture window

### BEDROOM

With carpet and large picture window

### EN SUITE BATHROOM

White suite with bath, shower screen and shower over

### ALLOCATED PARKING SPACE

### COMMUNAL GARDENS

### Council Tax Band B

### EPC Band D







## **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.

