



 **patrick
gardner**
LETTINGS

Parkers Hill, Ashted, Surrey, KT21 2AR

Available NOW

£2,000 pcm

Parkers Hill, Ashted, Surrey, KT21 2AR

- UNFURNISHED
- AVAILABLE NOW
- STUNNING BRAND NEW TWO BEDROOM PENTHOUSE APARTMENT
- ENSUITE SHOWER ROOM AND MAIN BATHROOM
- FLOOR TO CEILING WINDOWS
- VAULTED CEILINGS THROUGHOUT
- BALCONY TO MASTER BEDROOM
- JULIETTE BALCONY TO LIVING AREA
- UNDERFLOOR HEATING
- SECURE GARAGE PARKING



1-3 Church Street, Leatherhead
Surrey, KT22 8DN

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THE PROPERTY

Stunning brand new two bedroom, penthouse apartment finished to an exceptional standard. With vaulted ceilings throughout, floor to ceiling windows, master bedroom with ensuite shower room and balcony, contemporary kitchen with quartz stone worktops, lift to all floors, secure gated parking and close to Ashted village and station

LIFT TO SECOND FLOOR

Front Door to :

HALLWAY

doors to:

OPEN PLAN KITCHEN/LIVING AREA

With stunning floor to ceiling window, wood effect flooring to living area and Juliette balcony

KITCHEN

Stylish fitted kitchen with quartz stone worktops and a range of quality integrated appliances

MASTER BEDROOM

With double doors to private balcony, vaulted ceiling and leading to:

CONTEMPORARY SHOWER ROOM

BEDROOM 2

MAIN BATHROOM

contemporary bathroom suite

LANDSCAPED REAR COMMUNAL GARDEN

SECURE GARAGE PARKING

EV CHARGING

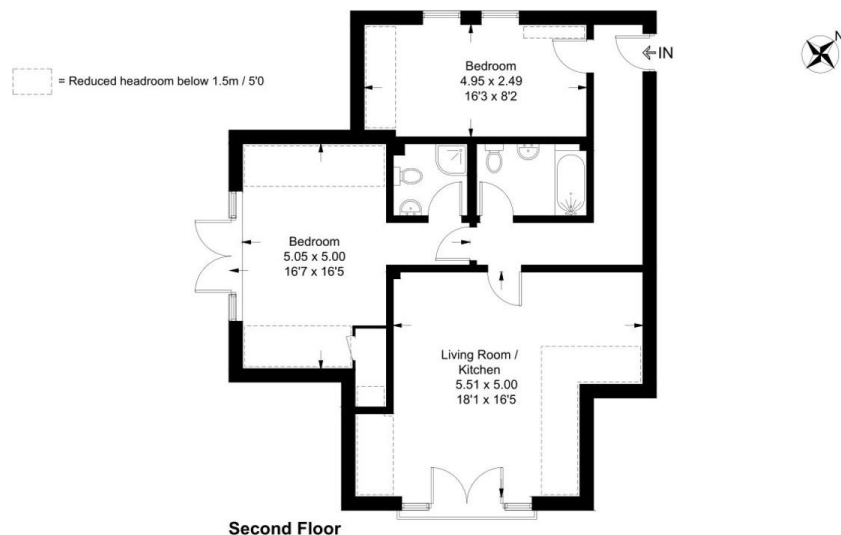
CLOSE TO ASHTEAD VILLAGE AND RAIL STATION

Council Tax Band E

EPC Band B



Approximate Gross Internal Area = 76.9 sq m / 828 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID956612)
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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.

