



Timberhill, Ashted, KT21 2NY

Available NOW

£1,450 pcm

## Timberhill, Ashtead, KT21 2NY

- AVAILABLE NOW
- UNFURNISHED
- FIRST FLOOR MAISONETTE
- TWO GOOD SIZE DOUBLE BEDROOMS
- MODERN KITCHEN
- BATHROOM WITH LARGE SHOWER CUBICLE
- OPEN PLAN LIVING/DINING AREA
- GAS CENTRAL HEATING
- WALKING DISTANCE TO ASHTEAD VILLAGE
- CLOSE TO ASHTEAD MAINLINE STATION



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### THE PROPERTY

Two bedroom unfurnished first floor maisonette with a modern kitchen with integrated appliances. Open plan living/dining area. Two good sized double bedrooms. Within walking distance of Ashtead village with mainline station close by.

### OWN FRONT DOOR

With stairs to landing.

### KITCHEN

Modern kitchen with a range of white wall and base units with wood effect work top. Integrated appliances.

### DINING/LIVING ROOM

Open plan living/dining room.

### BEDROOM 1

Large double room.

### BEDROOM 2

Large double room.

### BATHROOM

With a white suite with a wc, basin and large shower cubicle.





Ground Floor First Floor

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. (ID738317) www.bagshawandhardy.com © 2021

## 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.

