



**patrick  
gardner**  
LETTINGS

Gladstone Road, ASHTEAD, Surrey, KT21 2NS

Available NOW

£1,800.00 pcm



Gladstone Road, ASHTEAD, Surrey, KT21 2NS

- AVAILABLE NOW
- UNFURNISHED
- CHARMING TWO BEDROOM SEMI DETACHED COTTAGE
- REDECORATED THROUGHOUT
- NEW CARPETS
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- ATTRACTIVE KITCHEN / BREAKFAST ROOM
- GARDEN AND PATIO
- WALKING DISTANCE OF ASHTEAD STATION AND SHOPS



66 The Street, Ashtead

Surrey, KT21 1AW

Tel 01372 271881

[ashteadlettings@patrickgardner.com](mailto:ashteadlettings@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

## THE PROPERTY

Charming two bedroom turn of the century semi-detached cottage situated in the sought after 'Lanes' area of Ashtead. REDECORATED THROUGHOUT WITH NEW CARPETS, two reception rooms, kitchen/breakfast room, gas central heating, garden with patio and close to Ashtead station and shops. On street parking.

### FRONT DOOR TO ENTRANCE HALL

Stairs to 1st floor. Doors to:

### LIVING ROOM

With period fireplace and wood laminate flooring

### DINING ROOM

With period fireplace and wood laminate flooring. Door through to:

### KITCHEN/BREAKFAST ROOM

Attractive fitted kitchen with appliances, room for a small table and chairs and double doors to the garden

### MASTER BEDROOM

With period fireplace and new carpet

### BEDROOM TWO

With period fireplace and new carpet

### BATHROOM

White bathroom suite with shower over bath

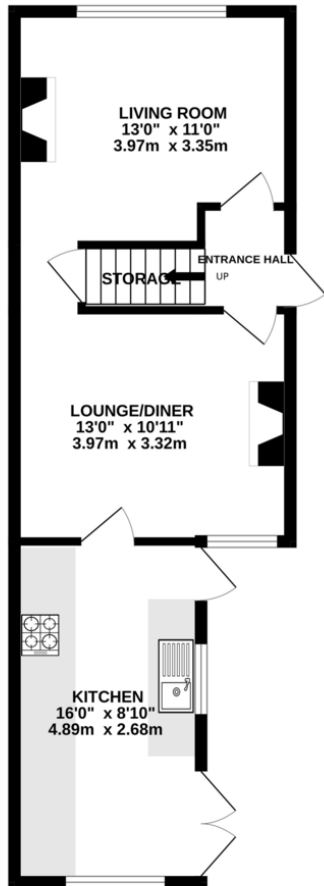
### GARDEN WITH PATIO

Council Tax Band D

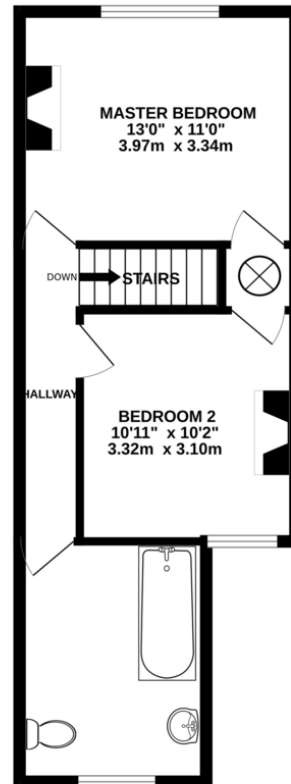
EPC Band D



GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

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.  
Made with Metroplan ©2024

## 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.

