



Whitmores Close, Epsom, KT18 7JY

Available 7 November 2024

£1,750 pcm

Whitmores Close, Epsom, KT18 7JY

- UNFURNISHED
- AVAILABLE 7 NOVEMBER 2024
- CONTEMPORY PENTHOUSE APARTMENT
- TWO DOUBLE BEDROOMS
- LIGHT AND SPACIOUS ACCOMMODATION
- HIGH QUALITY FIXTURES AND FITTINGS
- TWO COVERED BALCONIES
- OPEN PLAN KITCHEN/LIVING AREA
- ALLOCATED PARKING
- CLOSE TO EPSOM TOWN CENTRE



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THE PROPERTY

Contemporary top floor penthouse apartment finished to a high specification and with light and spacious accommodation. With open plan living/kitchen area, high quality fixtures and fittings, two covered balconies, communal gardens and close to Epsom town centre.

STAIR TO 1ST FLOOR

Door to staircase to 2nd floor and front door to hallway.
Doors to:

KITCHEN/LIVING AREA

Light and spacious living area with open plan modern fitted kitchen with white units and high end integrated appliances.

BEDROOM 1

With neutral décor and leading to covered balcony

ENSUITE SHOWER ROOM

BEDROOM 2

Double room leading to covered balcony

BATHROOM

White suite with hand basin, w.c and bath with shower screen and electric shower over

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

COUNCIL TAX BAND D

EPC BAND B



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.

