



Middle Farm Place, Effingham, Surrey, KT24 5LA

Available 29th April

£1,375 pcm

Middle Farm Place, Effingham, Surrey, KT24 5LA

- AVAILABLE 29th APRIL
- PART FURNISHED/UNFURNISHED
- TWO BEDROOM PURPOSE-BUILT FIRST FLOOR APARTMENT
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM AND BATHROOM
- GARAGE AND PARKING
- VIEWS OVER OPEN COUNTRYSIDE
- COMMUNAL GARDENS
- ONE MILE FROM EFFINGHAM JUNCTION STATION



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THE PROPERTY

A well-presented, spacious two bedroom, two bathroom, first floor apartment. The property further benefits from two double bedrooms (master with ensuite), a light and bright lounge and stunning views over open countryside. Outside there is a communal garden with gated access, a garage and a parking space for one car.

LOUNGE/DINER Also included is a dining table, chairs and a coffee table. (can be removed by request).

KITCHEN

Modern fitted kitchen with stylish grey units and wood effect laminate worktop. Appliances included.

MASTER BEDROOM

Good size double room with views over open countryside, fitted wardrobes and door to ensuite.

ENSUITE

Wash hand basin, wc, and shower cubicle. Obscure glazed window.

BEDROOM

Double room with fitted wardrobe. Windows to front aspect.

BATHROOM

Wash hand basin with wc, and bath. Obscure glazed window.

OUTSIDE

Garage to the side of the property and parking space. Communal gardens.

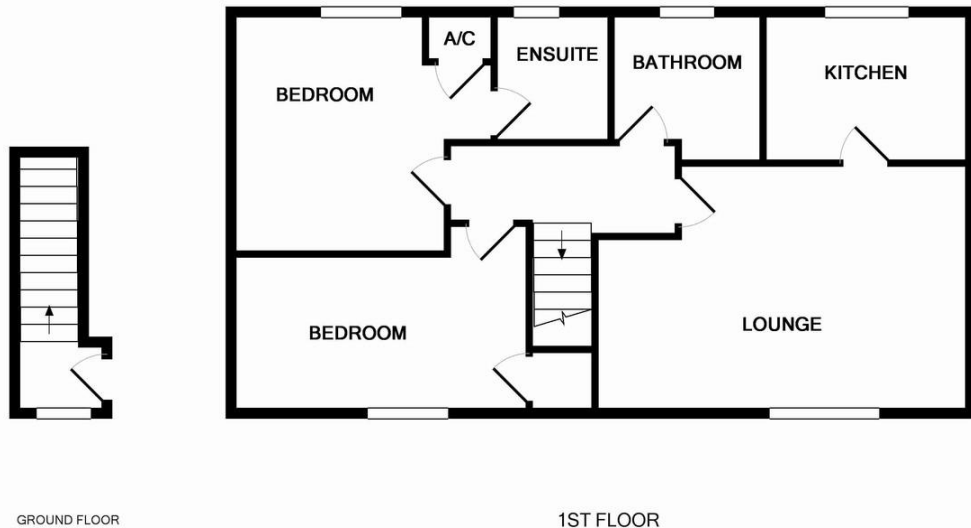
Suit professional couple.

Sorry no pets.

EPC band: C

Council Tax Band: E





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by debit card or 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, Van Mildert. 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.

