

8 Andrews Close, Epsom, KT17 4EX

£1,375 PCM









- AVAILABLE 16TH JANUARY
- MODERN FIRST FLOOR APARTMENT
- STYLISH BATHROOM SUITE
- HIGH SPECIFICATION THROUGHOUT
- ON-STREET PARKING AVAILABLE VIA COUNCIL PERMIT
- UNFURNISHED
- LUXURY KITCHEN WITH INTEGRATED APPLIANCES
- OPEN-PLAN LIVING DINING AREA
- BIKE STORE & COMMUNAL GARDENS
- WALKING DISTANCE TO EPSOM TOWN CENTRE

Description

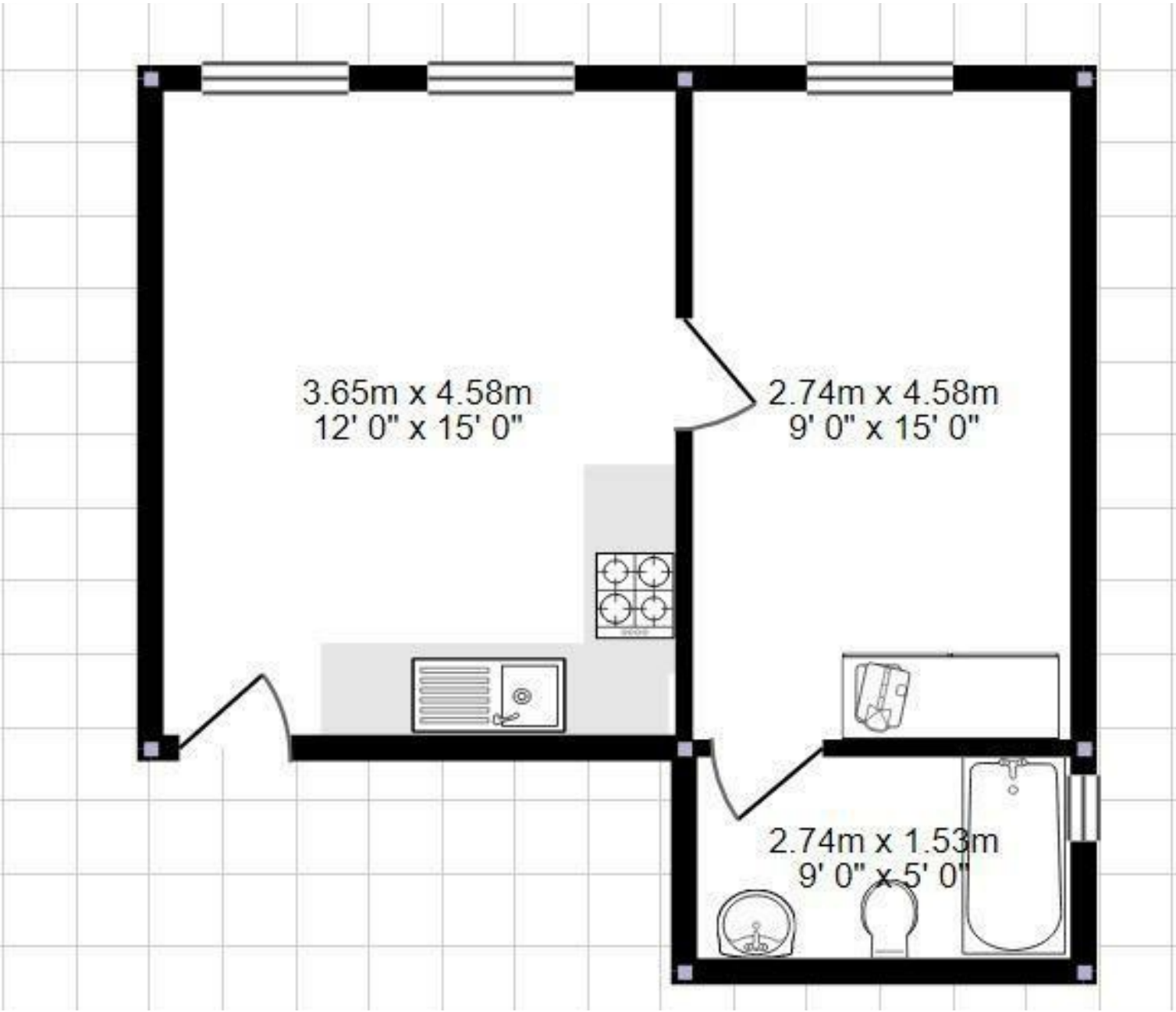
Stylish and modern, one bedroom first floor apartment, finished to a high standard throughout. The property comprises of one double bedroom, open plan kitchen/living area and plush bathroom suite. On-street parking is available via a permit needing to be obtained via the Council.

Situation

Conveniently positioned within easy reach of Epsom town centre and main line train station, offering frequent services into London in under 40 minutes. The green, open spaces of Epsom Downs are just moments away and the town centre is spoilt for choice with its vast array of shops, bars and restaurants.

EPC	B
Council Tax Band	C





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 Referencing. 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.

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