



**patrick  
gardner**  
LETTINGS

Post House Lane, Bookham, Surrey, KT23 3AY

Available 22<sup>ND</sup> June 2024

£1,175 pcm

Post House Lane, Bookham, Surrey, KT23 3AY

- AVAILABLE 22<sup>ND</sup> JUNE 2024
- UNFURNISHED
- CONVERTED COACH HOUSE
- ONE BEDROOM GROUND FLOOR FLAT
- FULLY FITTED OPEN PLAN KITCHEN/LOUNGE
- DOUBLE BEDROOM WITH FITTED WARDROBES
- FULLY DOUBLE GLAZED
- QUALITY FITTINGS THROUGHOUT
- SATELLITE DISH
- ONE ALLOCATED PARKING SPACE



43 High Street, Bookham  
Surrey, KT23 4AD

Tel 01372 452208

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

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

### THE PROPERTY

One bedroom luxury flat in the heart of Bookham village. The property benefits from own front door, open plan kitchen/lounge, modern bathroom, décor and carpets. High-quality fittings throughout. Own front door and allocated parking space.

### KITCHEN

Modern fully fitted with a range of light oak base and wall units with laminate worktops. Integrated appliances including electric oven, gas hob with extractor fan, Zanussi fridge freezer, Hotpoint washer/dryer and Zanussi dishwasher.

### LIVING ROOM

Double aspect room. Modern décor and carpet.

### BEDROOM

Double room with double fitted wardrobes, window to side aspect. Modern décor and carpet.

### BATHROOM

Modern white suite comprising wc, wash hand basin hung vanity unit, shaving point, heated towel rail, panelled bath with power shower over and obscure glass window to rear aspect.

### OUTSIDE

One allocated parking space.

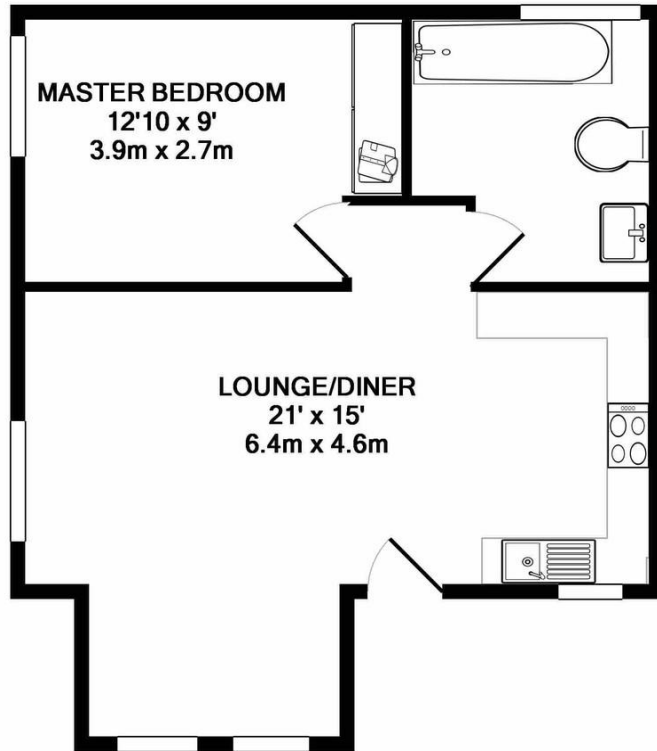
**EPC Rating: C**

**Council Tax Band: C**

**Would suit single person or professional couple.**

**Sorry no pets.**





TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.0 SQ.M.)

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.