



Forge Court, East Street, Great Bookham, Surrey, KT23 4FJ

- AVAILABLE 10TH JULY 2024
- UNFURNISHED
- FANTASTIC, GROUND FLOOR STUDIO APARTMENT
- LUXURY KITCHEN WITH GRANITE WORKTOPS
- SPACIOUS LIVING AREA
- LUXURY BATHROOM
- THREE DOUBLE STORAGE CUPBOARDS
- ONE ALLOCATED PARKING SPACE
- HEART OF VILLAGE LOCATION
- MUST BE SEEN!



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THE PROPERTY

This stunning ground floor studio apartment is in the heart of Bookham Village. The property comprises a light and airy open plan living area with a granite kitchen and a spacious luxury bathroom. Excellent storage. Finished to an excellent standard with high quality fittings throughout. **MUST BE SEEN!**

KITCHEN

Fully fitted with a range of modern wall and base units with granite worktops over and upstands. Integrated appliances including induction hob with extractor over, dishwasher, electric oven, full size fridge/freezer, washer/dryer. Window to rear aspect.

STUDIO AREA

Generously proportioned with space for bed, sofas, coffee tables etc. Hard flooring, two double storage cupboards, windows to rear aspect.

LOBBY AREA

Fully fitted with double storage cupboards. Leading to Bathroom.

BATHROOM

Luxury white suite comprising wc, wash hand basin inset in vanity unit, mirror, bath with mains operated shower and screen, extractor fan.

OUTSIDE

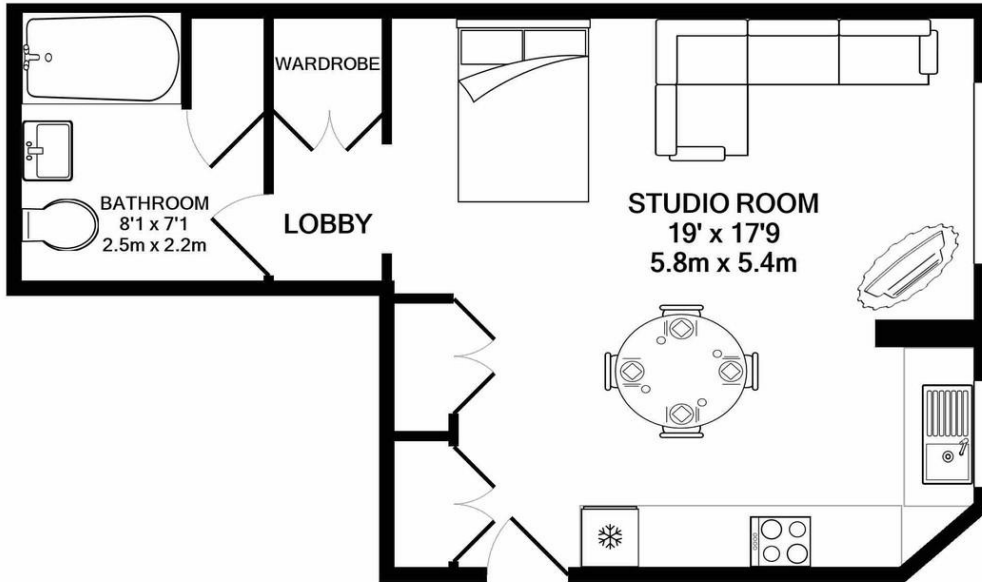
There is a small patio area for communal use and one allocated parking space.

EPC: D

Council Tax: C

Sorry unsuitable for pets or families.





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 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.