



**patrick
gardner**
LETTINGS

Ashdale, Great Bookham, Surrey, KT23 4QP

Available 28th September

£1,025 pcm

Ashdale, Great Bookham, Surrey, KT23 4QP

- AVAILABLE 28TH SEPTEMBER
- UNFURNISHED
- ONE BEDROOM FIRST FLOOR MAISONETTE
- NEUTRAL DECOR AND CARPETS
- FITTED KITCHEN WITH APPLIANCES
- GOOD SIZED LOUNGE
- BEDROOM WITH FITTED WARDROBES
- BATHROOM
- PARKING NEARBY
- QUIET LOCATION CLOSE TO LOCAL SHOPS AND AMENITIES OF BOOKHAM VILLAGE



43 High Street, Bookham
Surrey, KT23 4AD

Tel 01372 452208

bookhamlettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

This neutrally decorated one bedroom first floor maisonette is situated in a quiet location within walking distance of the popular Surrey village of Great Bookham. This property would suit a single professional or couple.

Entrance hall stairs leading to landing with airing cupboard.

KITCHEN:

Window to rear aspect with a fully fitted range of wall and base units with laminate worktop over and electric oven, gas hob, washer/dryer, fridge freezer and slate style flooring.

LOUNGE:

Front aspect with neutral décor and carpet.

BEDROOM:

Front aspect with fitted double wardrobes and neutral carpet.

BATHROOM:

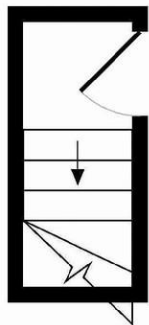
Comprising wc, wash hand basin, bath with power shower over, heated towel rail radiator, obscure glazed window to rear aspect.

Council Tax: C

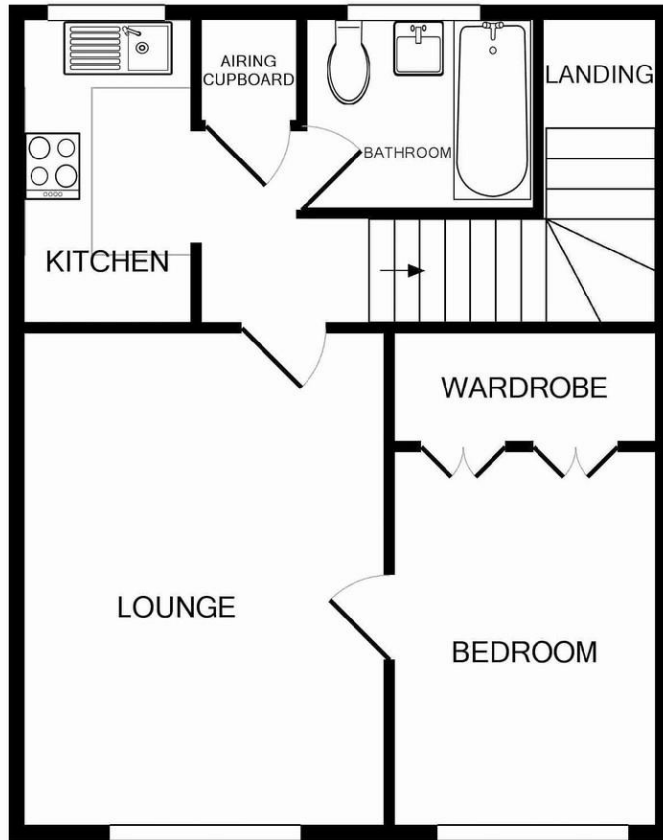
EPC: D

Sorry no pets or children.





Ground Floor



1st Floor

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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.

