



Millside Court, Church Road, Bookham., Surrey, KT23 3JS

Available 11th September 2024

£875 pcm

Millside Court, Church Road, Bookham., Surrey, KT23 3JS

- AVAILABLE 11TH SEPTEMBER 2024
- UNFURNISHED
- ONE BEDROOM GROUND FLOOR FLAT
- NEUTRALLY DECORATED THROUGHOUT
- KITCHEN WITH WHITE GOODS
- FITTED WARDROBE IN BEDROOM
- MODERN SHOWER ROOM
- COMMUNAL GROUNDS
- OFF ROAD PARKING
- SUITABLE FOR SINGLE PROFESSIONAL PERSON



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Surrey, KT23 4AD

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THE PROPERTY

This one bedroom ground floor flat, conveniently located for Bookham village centre and station with well kept communal gardens and parking. Would suit a single professional.

Communal entrance hall with door to rear garden.
Own front door opening into hallway with internal rooms off;

BATHROOM:

White bathroom suite with w.c, wash basin and double shower cubical.

LIVING ROOM:

View to front aspect, TV aerial socket.

OPEN KITCHEN AREA:

Range of fitted base and wall units with laminate worktops over, electric hob and oven, fridge, washing machine and sink.

BEDROOM:

With bedside table and fitted wardrobe, window to side aspect.

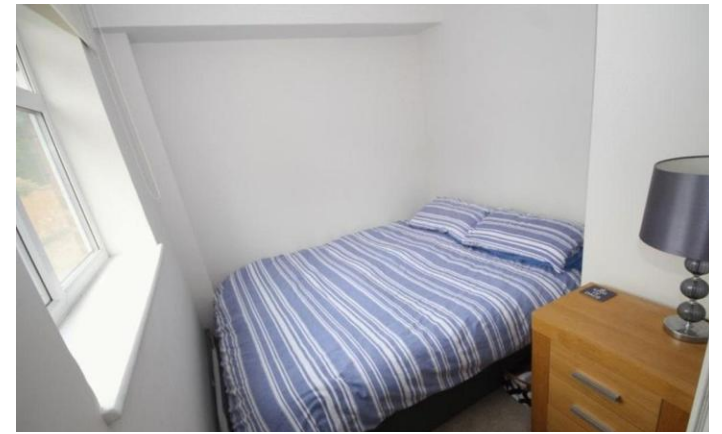
OUTSIDE

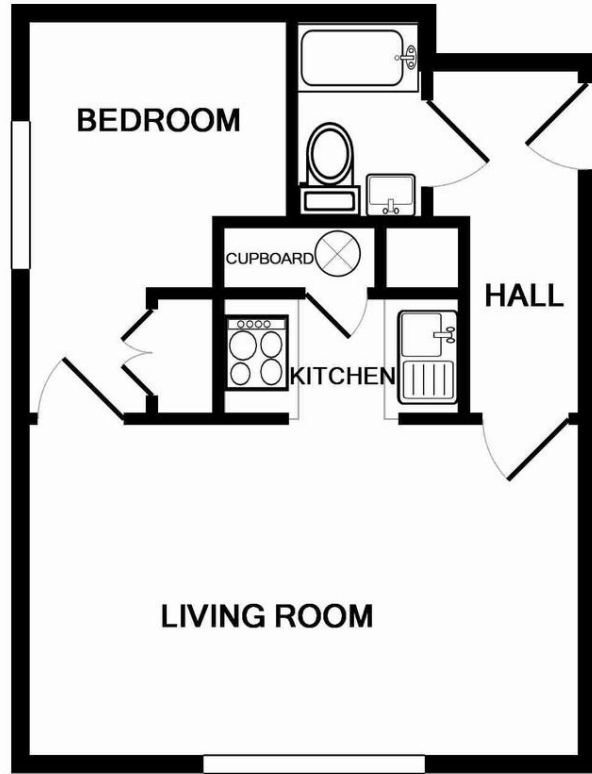
The mature communal grounds are mainly laid to lawn with shrub borders. There is a communal rotary dryer and unallocated off street resident's parking for one vehicle.

EPC D

COUNCIL TAX B

Sorry no pets or children.
Suit single professional.





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.

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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