



CHURCH ROAD, BOOKHAM, SURREY KT23 3JS

AVAILABLE 18TH JUNE £950 PCM





- AVAILABLE 18TH JUNE
- GROUND FLOOR, ONE BEDROOM APARTMENT
- HIGH GLOSS KITCHEN WITH APPLIANCES
- RESIDENTS PARKING
- CLOSE TO LOCAL SHOPS AND AMENITIES
- UNFURNISHED
- STYLISH FITTINGS & NEUTRAL DECOR
- MODERN BATHROOM WITH DOUBLE SHOWER ENCLOSURE
- COMMUNAL GARDEN
- CONVENIENTLY SITUATED BOOKHAM STATION

## Description

A well-presented one bedroom ground floor flat, conveniently located for Bookham High Street and station with well-kept communal gardens and off street parking. Suit single professional person, sorry no families or pets

ENTRANCE HALL: Wood effect flooring throughout, hanging space for coats.

OPEN PLAN KITCHEN/LOUNGE: High gloss units with full size integrated fridge/freezer, electric hob and oven, washer/dryer. Granite-style worktops and tiled splash-backs. Wood effect flooring, neutral décor. View of rear communal garden.

BEDROOM: Space for a small double bed. Window to side aspect.

BATHROOM: white suite comprising wc, wash hand basin, double shower enclosure with mains operated shower.  
All neutrally decorated throughout.

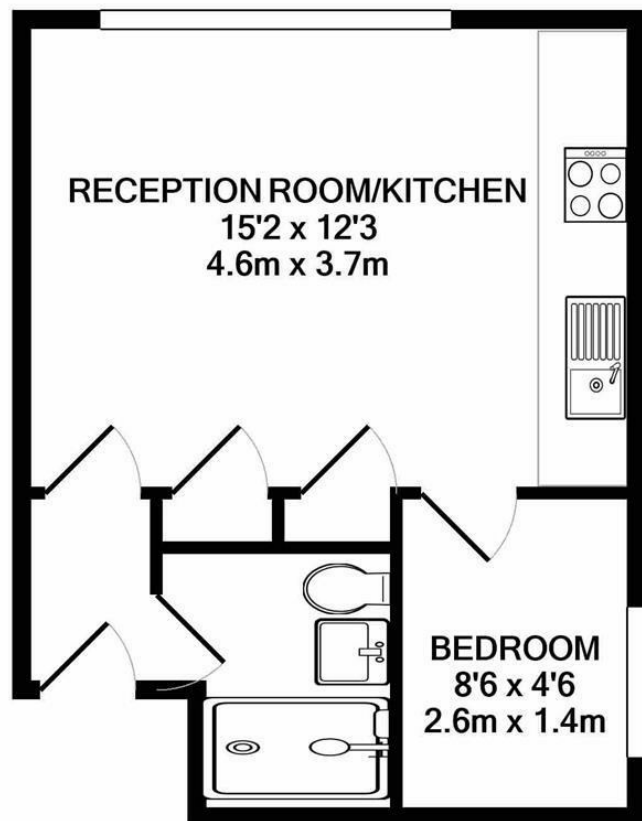
OUTSIDE: there are nicely presented communal gardens with a rotary dryer at the rear and off street parking.

## Situation

The property is a short walk from Bookham Village Centre which provides a diverse range of traditional shops including two butchers, a family run fishmonger's, greengrocer's, supermarket and post office. There are four local pubs, a library, doctors' and dentists' surgeries within walking distance of the property.

The area generally abounds with a wealth of open countryside much of which is in the Green Belt and owned by the National Trust. Nearby recreational facilities include Bocketts Farm, Polesden Lacey, the private members Nuffield Health Club in central Leatherhead, the newly refurbished leisure centre at Fetcham Grove and a wide range of golf clubs including Effingham, Tyrells Wood and the RAC Country Club at Epsom. The A3 and junction 9 of the M25 are within easy reach and Bookham is ideally located halfway between Heathrow and Gatwick International airports. Frequent rail services to London, Guildford and Leatherhead are available from Bookham station. Nearby you also have Cobham, just over 5 miles away and Guildford within eleven miles.

**EPC: D**  
**Council Tax**



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

## 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.

43 High Street, Bookham, Surrey, KT23 4AD

**Tel:** 01372 452208 **Email:** [bookhamlettings@patrickgardner.com](mailto:bookhamlettings@patrickgardner.com)

<https://www.patrickgardner.com/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**patrick  
gardner**  
LETTINGS