



Church Road, Great Bookham, Surrey, KT23 3JJ

AVAILABLE 19TH SEPTEMBER £1,450 pcm



- AVAILABLE 19th SEPTEMBER
- TWO BEDROOM FIRST FLOOR APARTMENT
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- CLOSE TO BOOKHAM STATION
- POPULAR GATED DEVELOPMENT
- UNFURNISHED
- MODERN FITTED KITCHEN
- WELL MAINTAINED COMMUNAL GROUNDS
- SECURITY ENTRY PHONE SYSTEM
- SHORT WALK TO BOOKHAM VILLAGE

Description

A superbly appointed two bedroom first floor apartment in a sought after gated development within easy walking distance of Bookham Village and about half a mile from Bookham Station. The property benefits from a master bedroom with fitted wardrobes and an en-suite shower room, recently fitted kitchen and entry phone system.

KITCHEN

A fully fitted white Shaker style, fitted kitchen with laminate worktops over and fully integrated appliances including slimline dishwasher, gas hob, electric oven, built in microwave and full size fridge/freezer. Window to front aspect, breakfast area, hard flooring.

LOUNGE

A bright and spacious living room with picture window to front aspect.

MASTER BEDROOM

Good size double bedroom with fitted wardrobes and window to rear aspect overlooking well-tendered communal grounds. Door to en-suite shower room.

Situation

EN-SUITE SHOWER ROOM

White suite comprising wc, wash hand basin and shower cubicle. Obscure glazed window.

BEDROOM TWO

Bedroom two is a double room with a window overlooking communal grounds.

BATHROOM

White suite comprising bath, wash hand basin, wc and extractor fan.

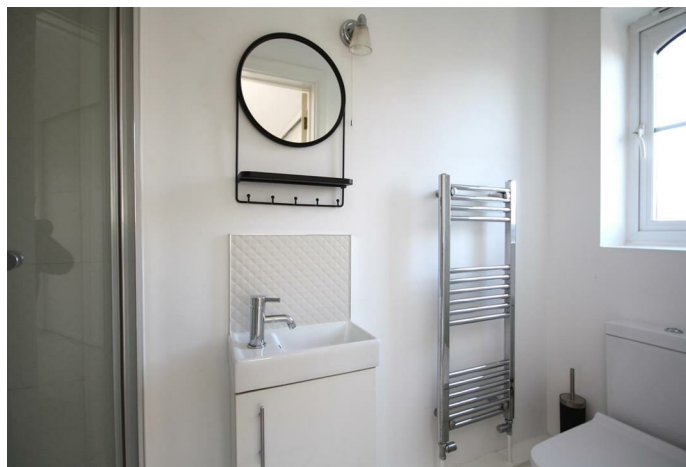
OUTSIDE

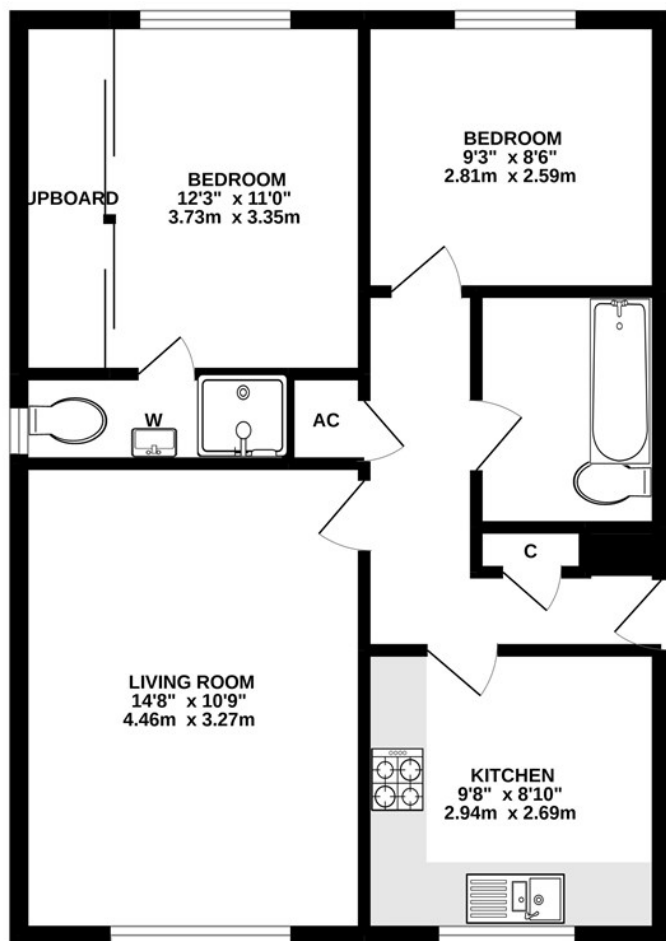
The property is well appointed in well maintained communal grounds.

One allocated parking space.

Suit Professional couple or single occupancy

EPC	C
Council Tax Band	E





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, Lettings in a Box. 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.