



Church Road, Great Bookham, KT23 3ET

Available Now

£1,425 Per Calendar Month



- AVAILABLE NOW
- FIRST FLOOR
- FULLY FITTED NEW KITCHEN
- TWO BEDROOMS
- GARAGE
- UNFURNISHED
- NEWLY REDECORATED
- NEW APPLIANCES
- MODERN BATRHOOM
- CLOSE TO TRAIN STATION

Description

Communal front door with stairs leading to first floor landing.

FRONT DOOR: Opening into hallway. Modern, neutral decor throughout. Generous storage cupboard.

KITCHEN: New fully fitted kitchen with a range of wall and base units and laminate worktop over. Freestanding Fridge/freezer, electric Beko cooker and oven, Beko washing machine, window to front aspect.

LOUNGE: Double aspect, providing ample light. New flooring and decoration. Electric heaters.

BEDROOM 1: Generous double bedroom with window to the rear aspect. New decoration and flooring.

BATHROOM: White suite with wc, bath with shower over, wash hand basin. New decoration and flooring.

BEDROOM 2: Good sized bedroom with window to rear aspect.

OUTSIDE: Pretty communal areas. There is one garage for the property and visitors parking. Parking in surrounding roads.

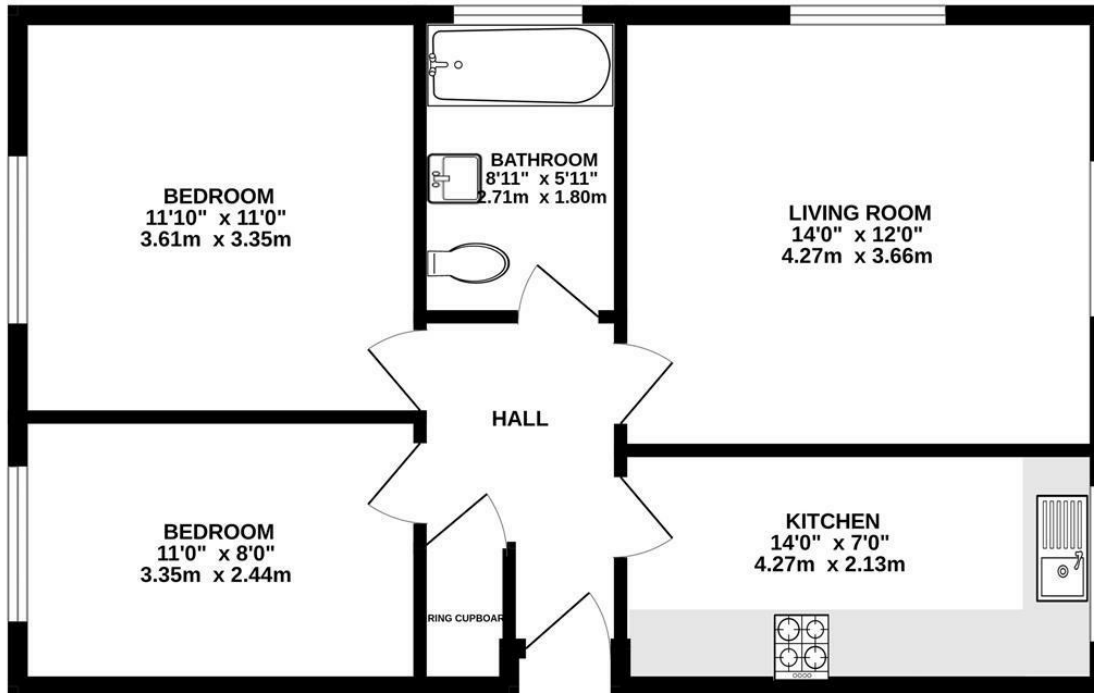
Situation

The property is situated in the quaint Surrey village of Great Bookham, a short walk from the village centre with an array of local shops including a Tesco Express, Co-op, greengrocer, butcher, fishmonger, independent coffee shops and local pubs. Just a short walk to Bookham Station, this property is conveniently located for a commuter. The property also benefits from being in close proximity to the National Trust Bookham Common.

EPC	E
Council Tax Band	D



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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, 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.

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**patrick
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LETTINGS