



Bracken Close, Leatherhead, KT23 3ER

Available 11th September

£1,125 PCM



- AVAILABLE 11TH SEPTEMBER
- ONE BEDROOM FIRST FLOOR FLAT
- FITTED KITCHEN
- BATHROOM
- COMMUNAL GROUNDS
- UNFURNISHED
- DOUBLE ASPECT LIVING ROOM
- GOOD SIZE DOUBLE BEDROOM
- ALLOCATED PARKING
- CLOSE TO BOOKHAM STATION

## Description

A bright and well proportioned first floor one bedroom flat, within easy walking distance of Bookham Station and village.

### HALLWAY

Light and bright hallway with storage cupboard leading to

### KITCHEN

Fitted with a range of units including hob and oven, washing machine and fridge/freezer. Window overlooking communal grounds and wooden flooring.

### LIVING ROOM

Light and airy, double aspect.

### BATHROOM

With wc, hand basin and bath with shower over.

### BEDROOM

Double bedroom with window and neutral carpets.

### OUTSIDE

There is one allocated parking space and well tended communal gardens

## Situation

Situated within a short walk from Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery. Bookham train station is a short walk, providing services to London and Guildford.

The National Trust owned Bookham Common is situated close by, for country pursuits.

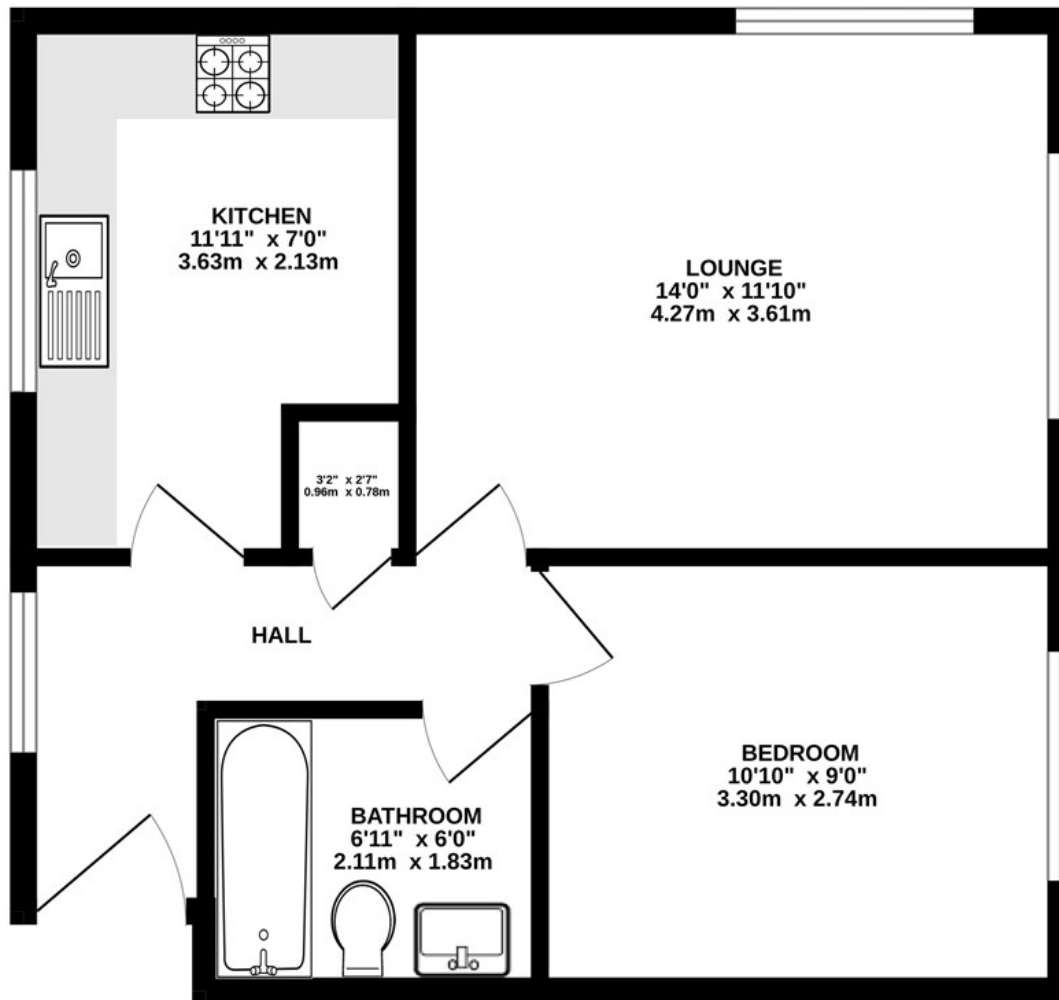
**EPC**

D

**Council Tax Band**

B





## 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 Referencing. 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.

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gardner**  
LETTINGS