



East Street, Great Bookham, KT23 4FJ

Available Now

£975 PCM



- AVAILABLE NOW
- FANTASTIC, DUPLEX STUDIO
- RECENT APPLIANCES
- LUXURY SHOWER ROOM
- COMMUNAL PATIO

- UNFURNISHED
- LUXURY KITCHEN WITH GRANITE WORKTOPS
- LIGHT & AIRY LIVING AREA
- DOUBLE GLAZED
- HEART OF VILLAGE LOCATION

Description

LOBBY AREA: Private entrance leading to shower room and fully carpeted stairs to studio area.

SHOWER ROOM: Large luxury shower cubicle with mains operated shower, vanity unit with white wash hand basin and storage, mirrored cupboard with light. Large cupboard with washer/dryer and space for storage.

STUDIO AREA: Modern décor with grey carpet.

KITCHEN: Fully fitted with a range of modern grey wall and base units with granite worktops. Integrated appliances including induction hob with extractor over, dishwasher, electric oven, fridge.

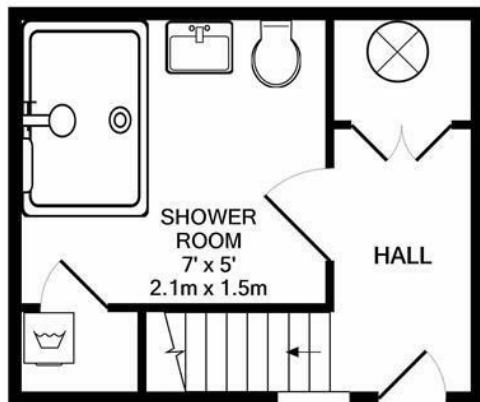
OUTSIDE: Use of shared patio, walkway to village centre. Please note, there is no parking space offered with this property.

Situation

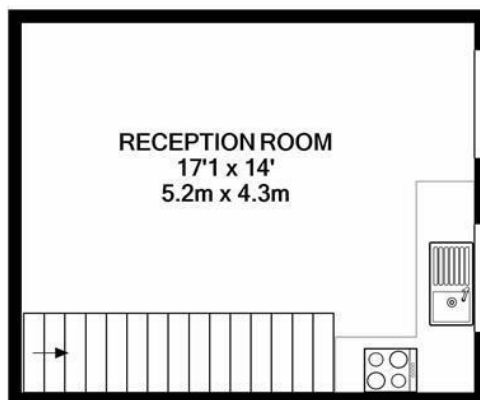
Tucked away in the heart of Bookham village, is this luxury studio. The village provides a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

EPC	C
Council Tax Band	B





GROUND FLOOR



FIRST FLOOR STUDIO ROOM

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.

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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**patrick
gardner**
LETTINGS