

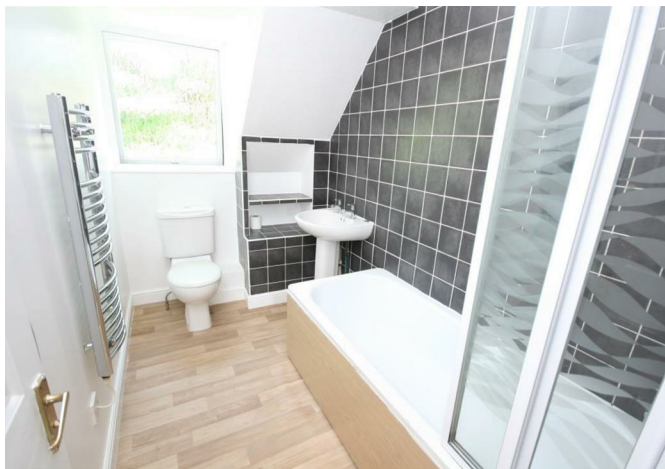


 **patrick**
gardner
LETTINGS

Elmcroft, Edenside Road, Bookham, Surrey KT23 3EP

Available 11th July

£1,350 PCM



- AVAILABLE 11TH JULY
- ONE BEDROOM TERRACED HOUSE
- FITTED KITCHEN WITH APPLIANCES
- NEUTRAL DECOR & CARPETS
- ALLOCATED PARKING SPACE
- UNFURNISHED
- SEPARATE STUDY
- BATHROOM WITH WHITE SUITE
- PRIVATE PATIO & COMMUNAL GARDEN
- CLOSE TO BOOKHAM STATION

Description

HALLWAY: Front door leading to entrance porch with coat hanging space. Neutral décor and carpet.

LOUNGE: Neutral décor and carpet, dimplex electric heater and deep built in cupboard leading to inner hall with stable door to private patio and communal gardens.

KITCHEN: Fitted with a range of matching floor and wall shaker style units with ceramic hob, extractor hood, stainless steel oven and grill, washing machine, fridge/freezer and vinyl flooring.

Stairs to landing with linen cupboard and access to loft.

BEDROOM: Spacious room with neutral décor and carpet. Fitted double wardrobe and electric heater.

STUDY: Light room with Velux window. Space for a desk and chair only. Neutral décor and carpet.

BATHROOM: White suite with hand basin, wc, chrome heated towel rail, bath with mixer tap and shower over bath.

OUTSIDE: Private patio leading to a communal garden. Lovely green space to the front of the property and allocated parking for one car.



Situation

Situated within a very 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.

Within the locality there are several excellent local schools both private and state funded. Eastwick Schools, Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St. Teresa's Preparatory School situated in the neighbouring village of Effingham. The National Trust owned Bookham Common and Polesden Lacey are both a short walk away for country pursuits offering easy access to Ranmore Common and Norbury Park, the gateway to the Surrey Hills.

EPC D

Council Tax Band D

INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by debit card or 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.