Church Road, Bookham, KT23 3JS

Available 2nd December

£975 PCM

- AVAILABLE 2ND DECEMBER
- GROUND FLOOR
- LIGHT AND AIRY LOUNGE
- BATHROOM
- CLOSE TO BOOKHAM STATION
- UNFURNISHED
- ONE BEDROOM APARTMENT
- KITCHENETTE WITH APPLIANCES
- COMMUNAL GARDENS AND PARKING
- SUIT SINGLE PROFESSIONAL

Description

A well-presented one bedroom ground floor flat, conveniently located for Bookham High Street and station with well-kept communal gardens and off street parking.

ENTRANCE HALL:
Carpeted hallway, leading to

OPEN PLAN KITCHEN/LOUNGE:
Kitchenette area with fitted appliances. Living space with neutral carpets and large window overlooking front communal grounds.

BEDROOM:
Space for a small double bed. Window to side aspect. Fitted wardrobe space.

BATHROOM:
White suite comprising wc, wash hand basin, bath with shower over.

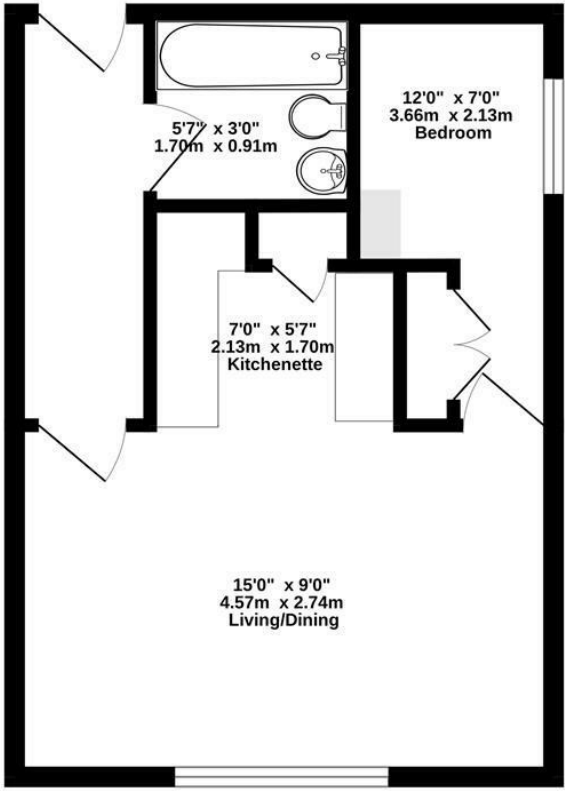
OUTSIDE:
To the front and rear there are nicely presented communal gardens with off street parking.

Situation

The property is a short walk from Bookham Village which provides a diverse range of traditional shops including two butchers, a family run fishmonger's, greengrocer's, supermarket and post office. There are local pubs, a library, doctors' and dentists' surgeries within walking distance of the property.

EPC	D
Council Tax Band	B

GROUND 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, 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.

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452208 **Email:** bookhamlettings@patrickgardner.com
https://www.patrickgardner.com/

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