



Church Road, Great Bookham, KT23 3JJ

Available 4th July

£1,495 PCM



- AVAILABLE 4TH JULY
- TWO BEDROOM FIRST FLOOR APARTMENT
- BRIGHT & AIRY LOUNGE
- WELL MAINTAINED COMMUNAL GARDEN
- SECURE GATED COMMUNITY
- UNFURNISHED
- GOOD SIZED KITCHEN
- BATHROOM & ENSUITE SHOWER ROOM
- SECURITY ENTRY PHONE SYSTEM
- SHORT WALK TO BOOKHAM VILLAGE

Description

A superbly appointed two bedroom first floor apartment in a sought after gated development within easy walking distance of Bookham Village and about half a mile from Bookham Station. This spacious property benefits from a nice size kitchen and lounge/dining room, a master bedroom with fitted wardrobes and en-suite shower room, separate bathroom, entry phone system and allocated parking.

HALLWAY

Neutral carpets with storage cupboard. Entryphone.

KITCHEN

Range of base and wall cupboards with washer/dryer, fridge/freezer, electric oven and gas hob. Space for table and chairs.

LIVING ROOM

Bright and spacious living room with fitted neutral carpet.

BEDROOM ONE

Good sized bedroom with en-suite shower room. Fitted wardrobes and bedside cupboards. Window overlooking communal gardens.

ENSUITE SHOWER ROOM

Aqualisa mains operated shower. Wall mounted wash hand basin & W.C.

BEDROOM TWO

Large fitted wardrobes with sliding doors, neutral coloured carpet. Window overlooking communal gardens.

BATHROOM

White bathroom suite comprising bath with shower over, wash hand basin & W.C. Mirrored bathroom cabinet. Additional wall mounted storage cupboard.

OUTSIDE

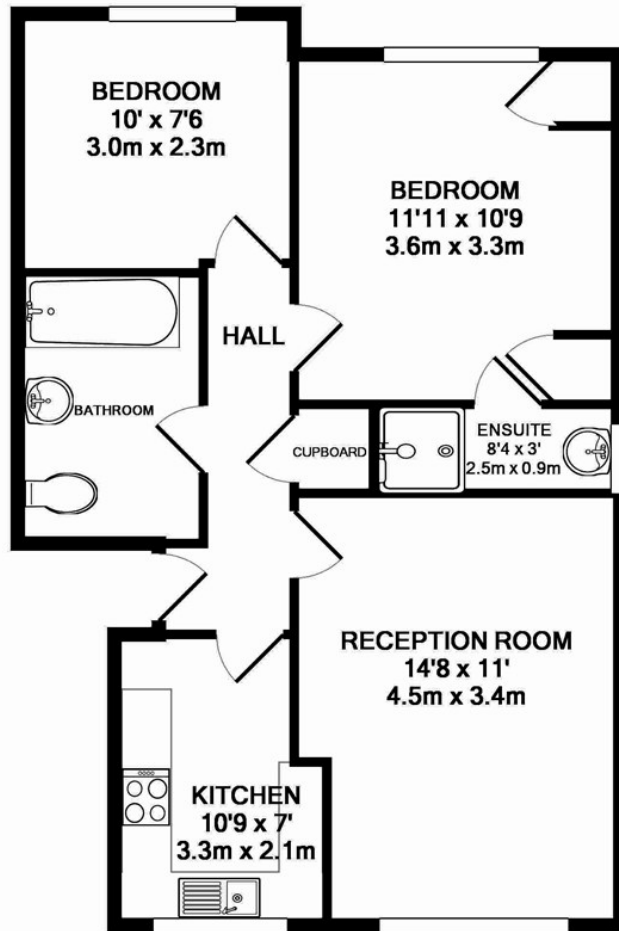
The property is well appointed in well maintained communal grounds. Allocated parking space.

Situation

Situated in an ideal location close to Bookham Village and transport links to Guildford and London.

EPC C
Council Tax Band E





TOTAL APPROX. FLOOR AREA 702 SQ.FT. (65.2 SQ.M.)

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
 Made with Metropix ©2019

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/>

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.

