



Butterfield Court, Townshott Close, Great Bookham, KT23
4DQ

Available Now

£1,150 PCM



- AVAILABLE NOW
- SPACIOUS GROUND FLOOR APARTMENT
- GOOD SIZE LOUNGE
- MODERN BATHROOM WITH WHITE SUITE
- PLEASANT COMMUNAL GARDENS
- UNFURNISHED
- MODERN FITTED KITCHEN WITH APPLIANCES
- DOUBLE BEDROOM WITH BUILT IN DOUBLE WARDROBES
- NEUTRAL THROUGHOUT
- PARKING SPACE

Description

Communal front door leading to hallway. Own front door with large storage cupboard and airing cupboard.

KITCHEN: Fully fitted with a range of light oak wall and base units with laminate worktop over and splashbacks. Appliances include electric oven and hob, Hotpoint dishwasher, Zanussi washing machine, Icking fridge/freezer and extractor.

LOUNGE/DINING ROOM: A double aspect room with windows overlooking the rear garden, opening into the kitchen.

BEDROOM

With double fitted wardrobe, window to side aspect.

BATHROOM: White suite comprising low level wc, wash hand basin inset in vanity unit, panelled bath with main operated shower over, heated towel rail, vanity cupboard and extractor fan.

OUTSIDE: Outside there are nicely kept communal grounds, mainly laid to lawn at the rear with seating areas and rotary washing lines. At the front there is one allocated parking space and ample visitor's parking.

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.

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.

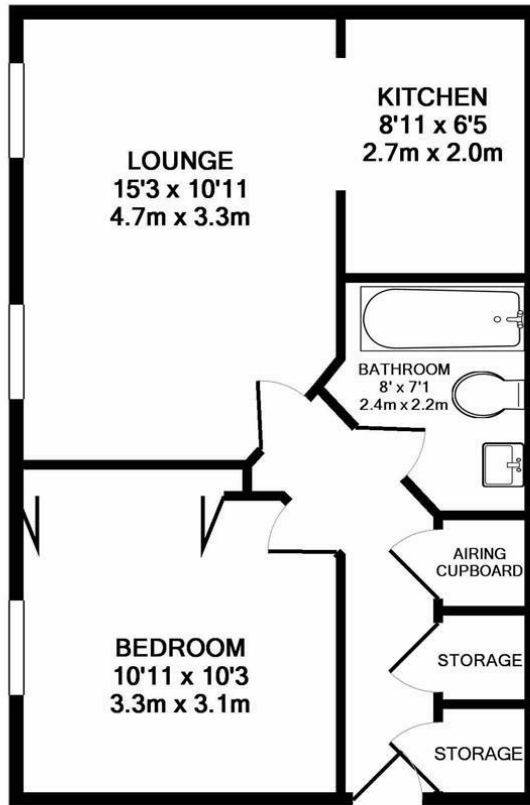
EPC

C

Council Tax Band

C





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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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.

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.