



Griffin Way, Great Bookham, Surrey, KT23 4JQ

Available Now

£1,795 PCM



- AVAILABLE NOW
- FULLY REFURBISHED THROUGHOUT
- NEW KITCHEN
- TWO DOUBLE BEDROOMS
- GARAGE & ALLOCATED PARKING

- UNFURNISHED
- SPACIOUS FIRST FLOOR TWO BEDROOM MAISONETTE
- NEW BATHROOM
- GATED ENTRANCE TO BOOKHAM HIGH STREET
- COMMUNAL GARDENS

Description

Spacious first floor two bedroom flat, situated in the heart of Bookham village with gated entrance to Bookham high street. GCH. Entryphone. Garage and allocated parking space.

FRONT DOOR:

Door opening into entrance hall, with stairs rising to

LOBBY AREA:

Ideal for coats/shoes or as a study area.

LIVING AREA:

Very spacious room overlooking gardens. Two storage cupboards.

KITCHEN:

Fully refurbished with a range of base and wall units, fitted appliances and window overlooking communal gardens.

BEDROOM ONE:

Large double room with fitted wardrobes and bedside tables.

BEDROOM TWO:

Double room with fitted wardrobe.

BATHROOM:

New bathroom fitted with separate bath and shower. W.c and washbasin. Window overlooking the side communal garden.

OUTSIDE:

Communal grounds surrounding the property. One allocated parking space and garage.

Situation

Situated in the heart of the village, close to all local amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

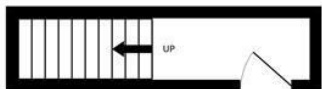
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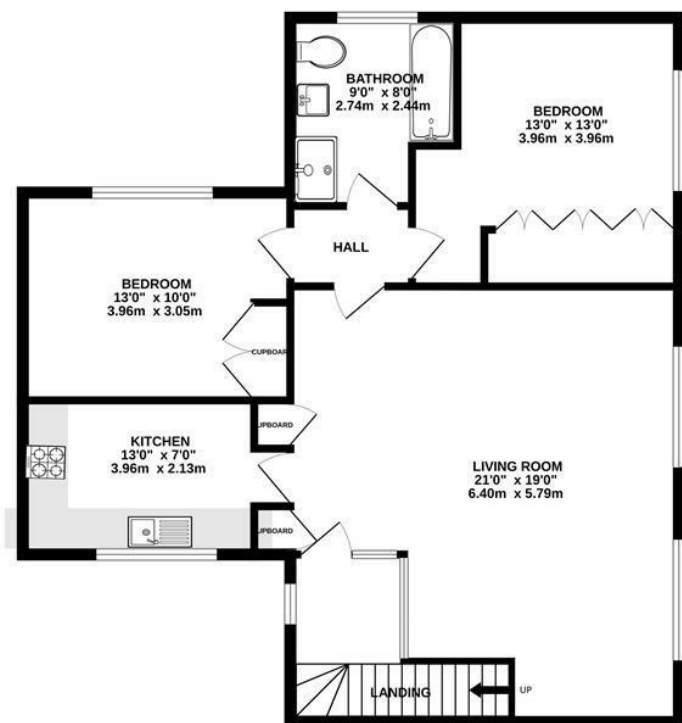
Council Tax Band

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FIRST 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 is given for their accuracy or availability.

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

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<https://www.patrickgardner.com/>

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