



Bookham Court, Church Road, Great Bookham, KT23  
3FT

Available Now

£1,450 PCM



- AVAILABLE NOW
- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- FRESHLY DECORATED THROUGHOUT
- GARAGE IN NEARBY BLOCK
- UNFURNISHED
- FITTED KITCHEN
- WHITE BATHROOM SUITE
- GOOD STORAGE
- IDEAL LOCATION FOR BOOKHAM STATION

## Description

A conveniently located, purpose-built TWO bedroom GROUND floor apartment, neutrally decorated throughout with the added benefit of a garage.

### KITCHEN

Integrated white goods with electric hob and fridge/freezer.

### LOUNGE

Spacious double aspect lounge with electric heater.

### BATHROOM

White suite with shower over bath and heated towel rail.

### BEDROOM ONE

Large bedroom with electric heater and double fitted wardrobes.

### BEDROOM TWO

Good size bedroom with electric heater and large window.

### OUTSIDE

The property benefits from large communal grounds and a garage.

## Situation

The property is situated in the Surrey village of Great Bookham, a short walk from the village with an array of local shops including a Tesco Express, Co-op, greengrocer, butcher, fishmonger, independent coffee shops and local pubs. Conveniently located for Bookham Station, ideal for a commuter. The property also benefits from being in close proximity to the National Trust Bookham Common.

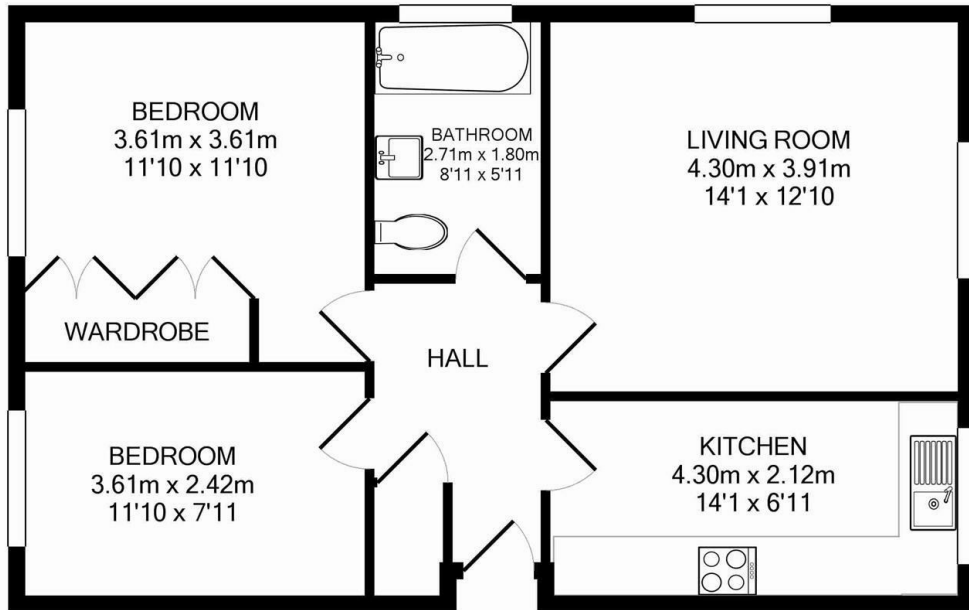
**EPC**

E

**Council Tax Band**

C





Total Approx. Floor Area 58.2 Sq.M. (627 Sq.Ft.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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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.

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