Bracken Close, Great Bookham, KT23 3ER

Available 11th September

£1,125 PCM

- AVAILABLE 11TH SEPTEMBER
- ONE BEDROOM FIRST FLOOR FLAT
- FITTED KITCHEN
- BATHROOM
- COMMUNAL GROUNDS
- UNFURNISHED
- DOUBLE ASPECT LIVING ROOM
- GOOD SIZE DOUBLE BEDROOM
- ALLOCATED PARKING
- CLOSE TO BOOKHAM STATION

Description

A bright and well proportioned first floor one bedroom flat, within easy walking distance of Bookham Station and village.

HALLWAY
Light and bright hallway with storage cupboard leading to

KITCHEN
Fitted with a range of units including hob and oven, washing machine and fridge/freezer. Window overlooking communal grounds and wooden flooring.

LIVING ROOM
Light and airy, double aspect.

BATHROOM
With wc, hand basin and bath with shower over.

BEDROOM
Double bedroom with window and neutral carpets.

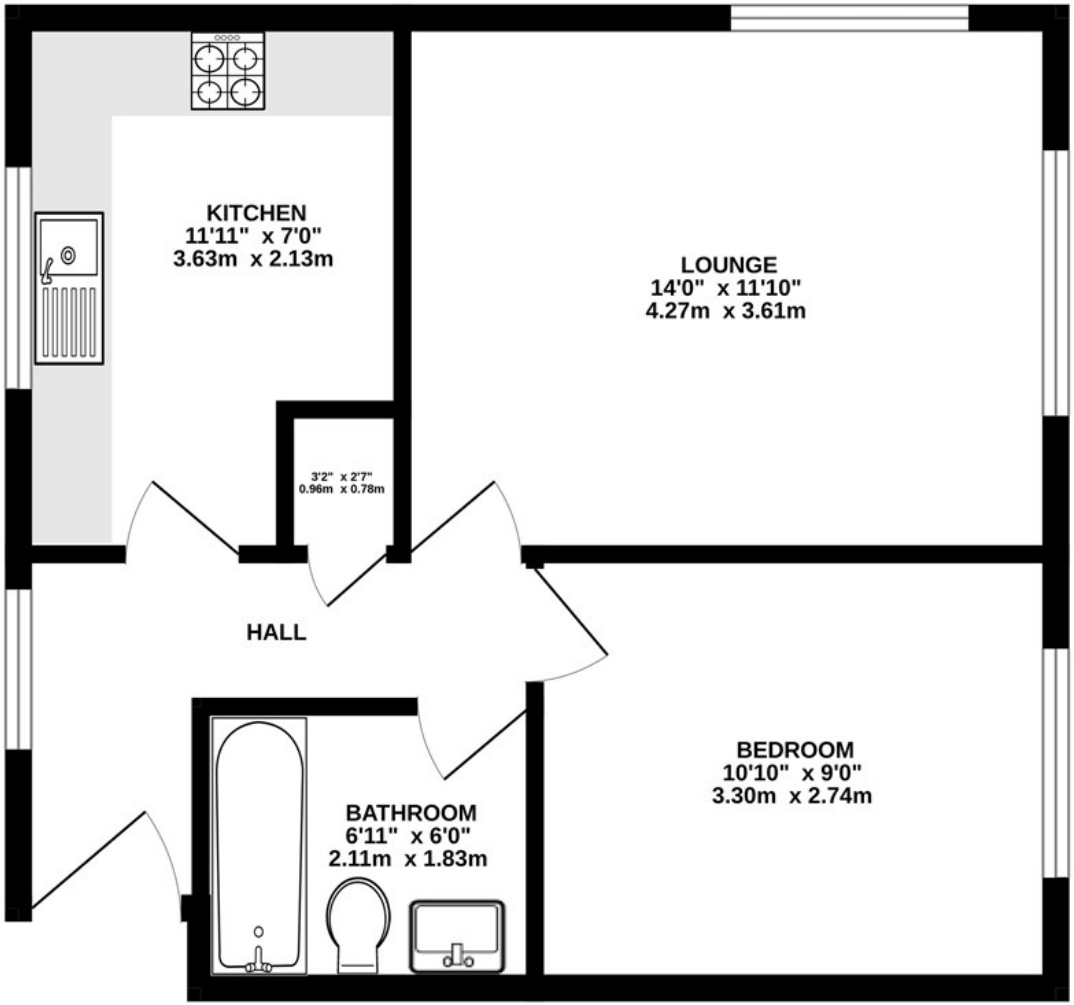
OUTSIDE
There is one allocated parking space and well tended communal gardens

Situation

Situated within a 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 is situated close by, for country pursuits.

EPC	D
Council Tax Band	B



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

patrick gardner LETTINGS