



High Street, Great Bookham, Leatherhead, KT23 4AA Available Now

£1,475 PCM



- AVAILABLE NOW
- FULLY REFURBISHED FIRST FLOOR MAISONETTE
- NEW SHOWER ROOM
- TWO BEDROOMS
- NEW BOILER - GCH AND DOUBLE GLAZING
- UNFURNISHED
- NEW KITCHEN WITH NEW APPLIANCES
- SUNNY LOUNGE/DINING ROOM
- LOCATED ABOVE RETAIL PREMISES
- NO PARKING

Description

Metal open stair case leading to roof terrace and part glazed front door opening into:

Lounge/Dining Room:
Bright and sunny aspect, spacious with doorway to:

Bedroom Two:
Double room overlooking the High Street.

Kitchen:
Fully fitted with a range of new high gloss, grey wall and base units with laminate worktop over. Range of appliances including Lamona induction hob and oven with extractor over, under counter fridge and freezer, Lamona washer/dryer. Space for small table and chairs. Window over looking rear car park.

Bedroom One: spacious double bedroom with built in linen cupboard and window overlooking the High Street.

Shower Room:
Fully fitted new suite with wash hand basin inset in vanity unit and mirror over, shower cubicle with Hansgrohe mains operated shower, heated towel rail, obscure glazed window and extractor fan. Door to WC, cupboard housing new Worcester Bosch boiler, obscure glazed window.

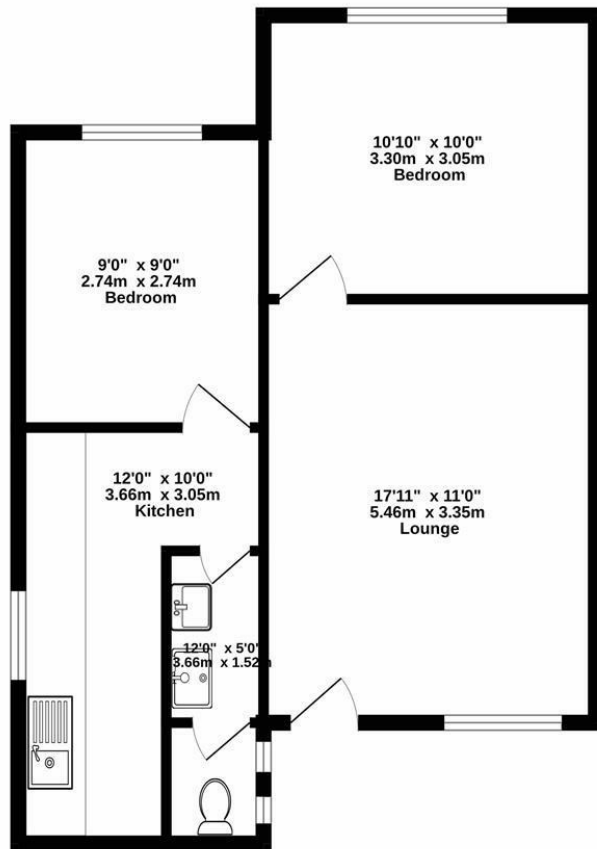
Situation

Situated above retail premises in the heart of Bookham Village, and accessed via a side passage way or from East Street. The village provides a 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 railway station provides a branch line service to Guildford and London Waterloo/Victoria.

EPC	E
Council Tax Band	B



FIRST FLOOR



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

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.

**patrick
gardner**
LETTINGS