



**patrick
gardner**
LETTINGS

Merrylands Road, Great Bookham, KT23 3HN

Available 25th March

£1,195 PCM



- AVAILABLE 25TH MARCH
- ONE BEDROOM GROUND FLOOR APARTMENT
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- WHITE MODERN BATHROOM SUITE
- WELL MAINTAINED COMMUNAL GROUNDS
- UNFURNISHED
- NEUTRAL DECOR THROUGHOUT
- GENEROUS STORAGE
- ONE ALLOCATED PARKING SPACE
- CLOSE TO BOOKHAM TRAIN STATION

Description

A conveniently located, purpose-built one bedroom ground floor apartment, neutrally decorated and the benefit of one allocated parking space.

HALLWAY:

Modern hard floored hallway with storage cupboard for coats, electric heater.

KITCHEN:

Kitchen with a range of fitted base and wall units and laminate worktop. Bosch oven/hob, washer/dryer, and fridge/freezer.

LOUNGE:

Bright double aspect living/dining room with hard flooring and modern electric heating.

BEDROOM:

Double bedroom with neutral carpet and spacious built in wardrobes.

BATHROOM:

White suite comprising of bath with rain water shower head and hand held shower hose, glass shower screen. Wc and sink inset in vanity unit. Fitted cupboard with automatic sensor light. Heated towel rail and shelved airing cupboard.

OUTSIDE:

Outside there is one allocated parking space, visitors parking and well kept communal gardens with communal rotary drying lines.

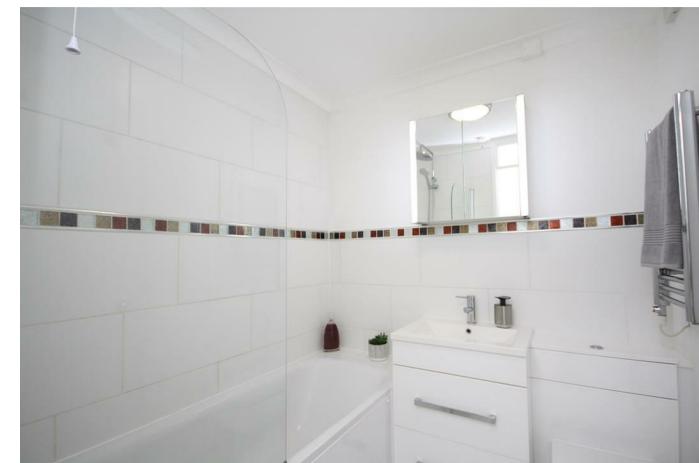
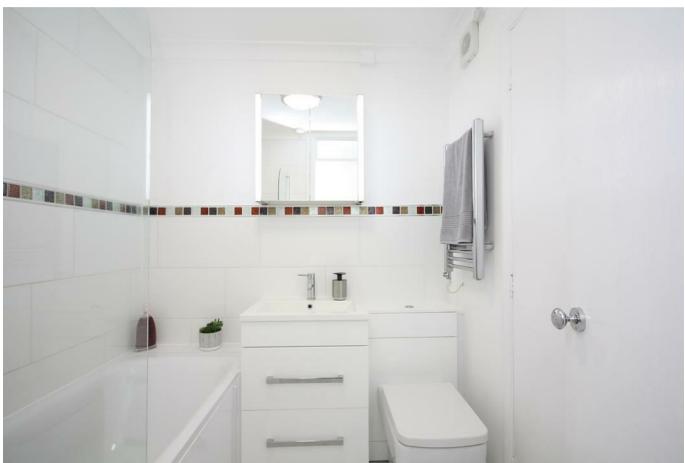
Situation

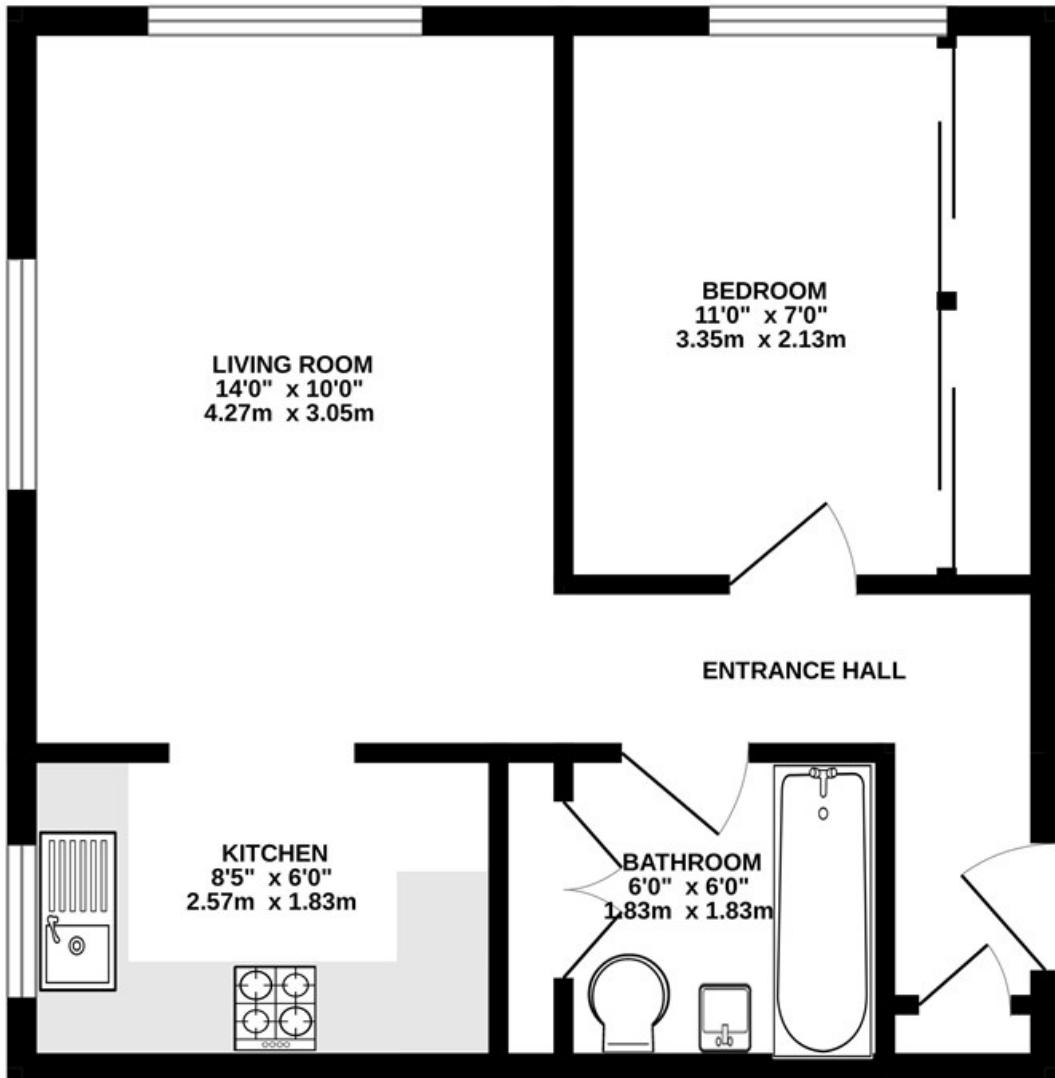
Situated in an ideal location close to National Trust lands and transport links to Guildford and London.

EPC

D

Council Tax Band C





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

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.