



244 Lower Road, Great Bookham, Surrey, KT23
4DE

Available 2nd November

£1,250 PCM



- UNFURNISHED
- GROUND FLOOR APARTMENT
- LUXURY SHOWER ROOM
- DOUBLE BEDROOM
- EASY WALK TO BOOKHAM HIGH STREET
- AVAILABLE 2ND NOVEMBER
- MODERN KITCHEN WITH NEW APPLIANCES
- LARGE LIVING AREA/DINING ROOM
- GARAGE AND PARKING
- SOUGHT AFTER SURREY VILLAGE

Description

A very well presented spacious ground floor, modern one bedroom apartment situated in a very convenient and sought after location with the benefit of direct access from the kitchen to the communal grounds. Garage included.

HALLWAY

Spacious entrance hall with airing cupboard and cloaks cupboard.

KITCHEN

Fully fitted, white, with a range of wall and base units with laminate worktop over and tiled splashbacks. Appliances include an electric cooker, washer/dryer and fridge freezer. Door to outside and communal grounds.

LOUNGE/DINING ROOM

Spacious 23ft Lounge/dining room, double aspect with space for sofas, dining table and study area.

BEDROOM

Generously proportioned double bedroom with built in wardrobes.



SHOWER ROOM

White suite comprising wall hung wash hand basin with mirrored cabinet

Situation

Situated close to Bookham Village providing 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.

OUTSIDE

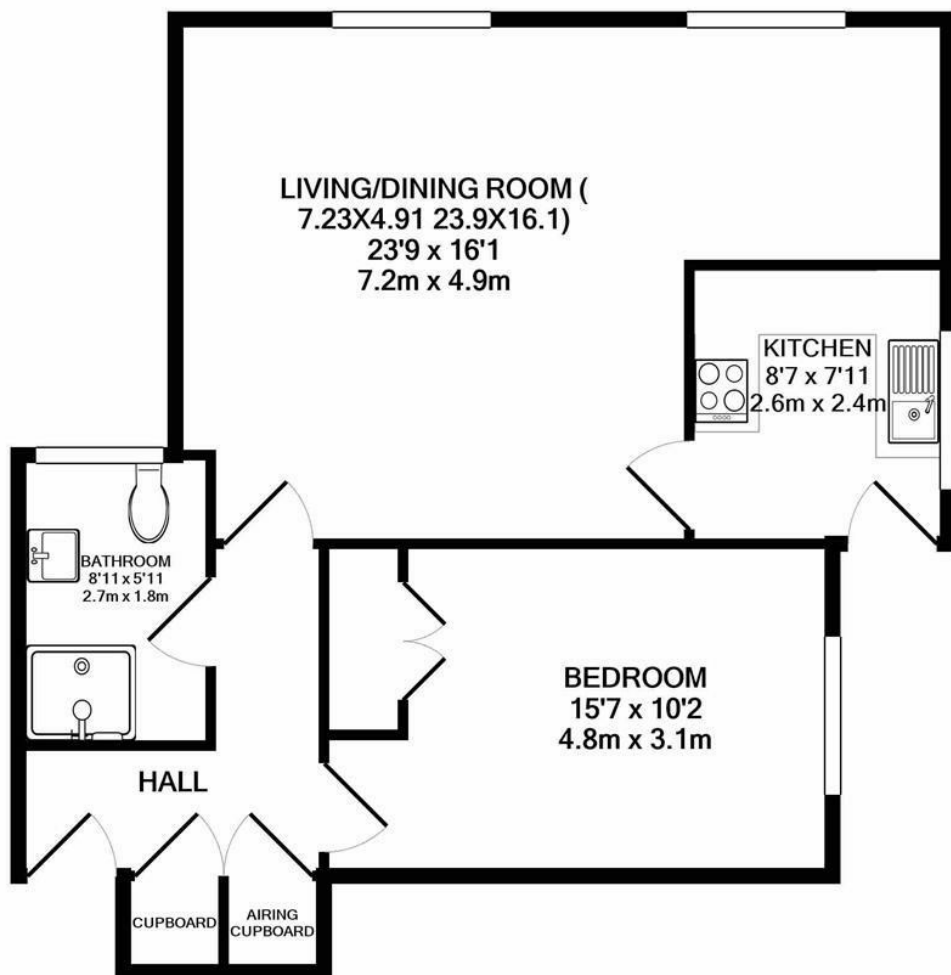
Outside there is a garage in a nearby block, ample parking and well kept communal grounds.

EPC

C

Council Tax Band

D



TOTAL APPROX. FLOOR AREA 669 SQ.FT. (62.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 as to their operability or efficiency can be given

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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.

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.

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.