



Church Road, Great Bookham, Leatherhead, KT23 3PT

Available 1st August

£1,050 PCM



- AVAILABLE 1ST AUGUST
- FIRST FLOOR MAISONETTE
- LUXURY BATHROOM
- OFF STREET PARKING
- CLOSE TO SHOPS, STATION AND AMENITIES
- UNFURNISHED
- KITCHEN WITH UTILITY AREA
- BRIGHT AND AIRY STUDIO ROOM
- PET CONSIDERED
- SUIT SINGLE PERSON

Description

ENTRANCE: Own front door with stairs rising to first floor. Neutral carpets and décor.

KITCHEN: Fully fitted with a range of white wall and base units with grey worktops over. Window to side aspect. Dishwasher, free standing fridge/freezer, opening into utility area with washing machine and dryer.

BATHROOM: Luxury white suit comprising wc, wash hand basin inset in vanity unit, bath with electric shower over and glass shower screen, heated towel rail, obscure glazed window to rear aspect.

STUDIO ROOM: Light and bright, double aspect.

OUTSIDE: Set in well kept grounds, parking space, bin store.

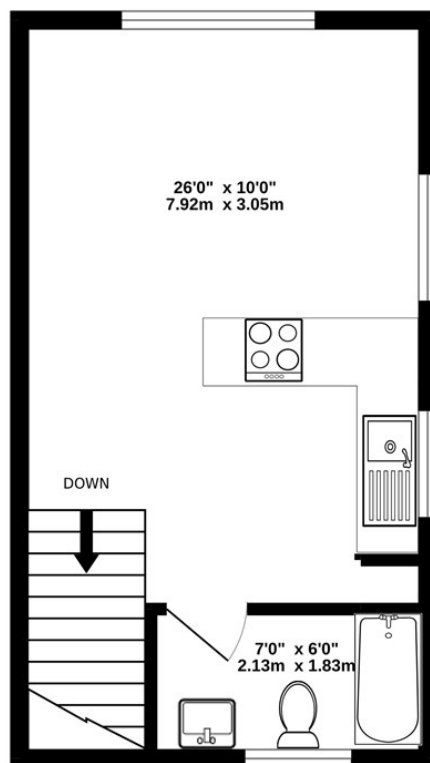
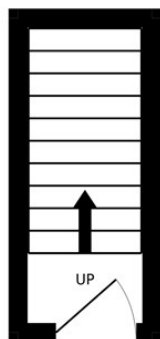
Situation

Situated within a very 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.

EPC E
Council Tax Band B

GROUND FLOOR

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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, Lettings in a Box. 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

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**patrick
gardner**
LETTINGS