



Church Road, Great Bookham, KT23 3ES

AVAILABLE NOW £1,450 PCM



- AVAILABLE NOW
- TWO BEDROOM APARTMENT
- LUXURY BATHROOM
- LIFT AND ENTRY PHONE
- MUST BE SEEN!
- UNFURNISHED
- OPEN PLAN SHAKER-STYLE KITCHEN/LOUNGE
- GATED DEVELOPMENT
- ALLOCATED PARKING
- IDEAL FOR BOOKHAM STATION

Description

ENTRANCE HALL: Stairs or lift to second floor through smart communal areas, entry phone system, hard flooring.

OPEN PLAN KITCHEN/LIVING: A beautiful double aspect open plan kitchen/lounge with shaker style units, granite worktops and tiled splashbacks, range of integrated appliances including induction hob and electric oven with extractor over, full size, fridge/freezer, dishwasher, washing machine, double aspect windows, hard flooring.

PRINCIPLE BEDROOM: Double bedroom.

SECOND BEDROOM: Good sized second bedroom or study.

BATHROOM: Luxury white suite comprising bath with mains operated shower over, glass shower screen, wall hung wash hand basin, wc, heated towel rail, mirror, extractor fan.

OUTSIDE: The property is set in well tendered communal grounds, one allocated parking space (additional parking in neighbouring areas), bike shed.

Situation

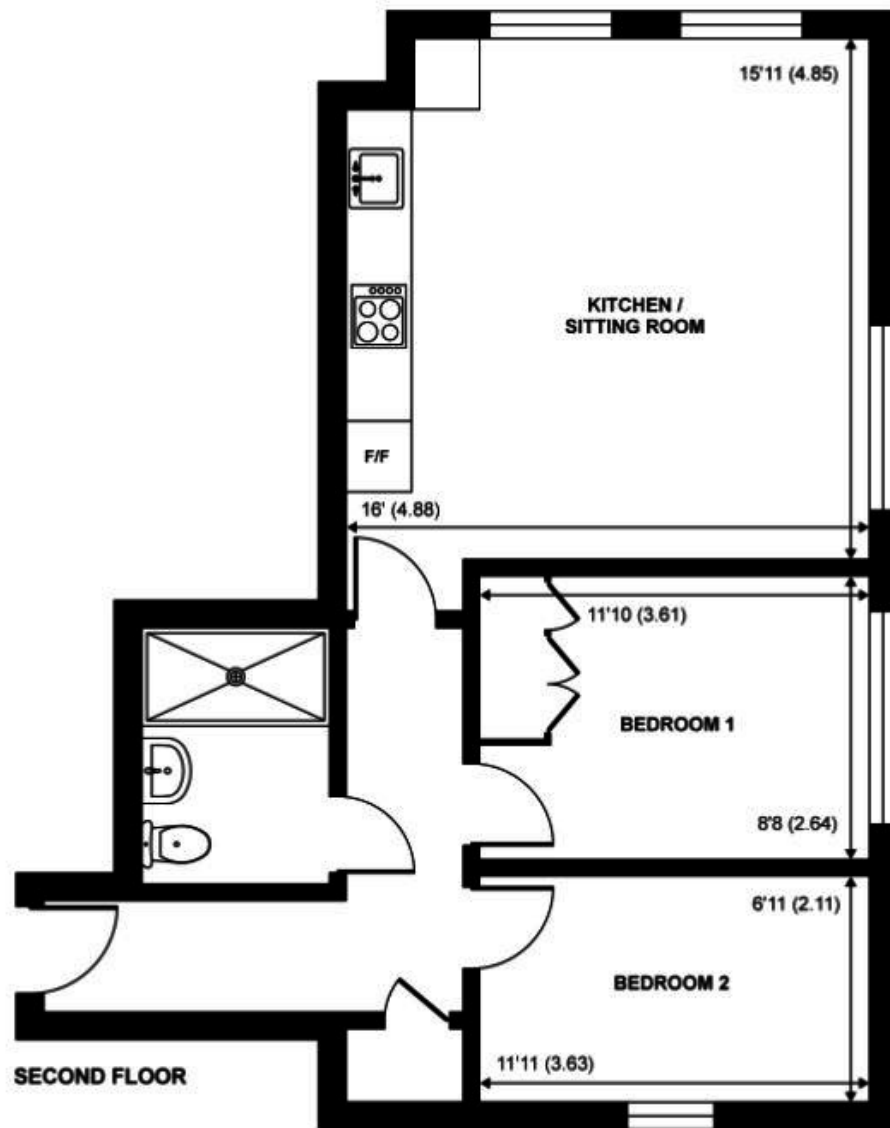
Situated within a very short walk from Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery. Bookham train station is a stones through away, providing services to London and Guildford.

EPC	B
Council Tax Band	D



Approximate Area = 599 sq ft / 56 sq m

For identification only - Not to scale



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

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.

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gardner**
LETTINGS