



32 Church Road, Bookham, KT23 3PW

Available Now

£995 PCM





- AVAILABLE NOW
- GROUND FLOOR APARTMENT
- GOOD SIZE DOUBLE BEDROOM
- NEUTRAL DECOR THROUGHOUT
- ALLOCATED PARKING AT THE REAR FOR ONE CAR
- UNFURNISHED
- OPEN PLAN KITCHEN/LOUNGE
- BATHROOM WITH WHITE SUITE
- DOUBLE GLAZED WINDOWS
- IDEAL FOR FIRST TIME RENTERS

Description

A generously proportioned one bedroom ground floor apartment in the heart of Bookham Village, close to shops and Bookham station.

FRONT ENTRANCE: Communal front door leading to apartment front door with entry phone system.

KITCHEN: Fully fitted with a range of wall and base units with laminate worktop over, breakfast bar, new Bosch electric hob and oven with extractor over, washing machine, fridge/freezer, part tiled walls and vinyl flooring, open plan to lounge area.

LOUNGE: A generous double room with a double glazed door to the rear.

BATHROOM: White suite comprising pedestal wash hand basin, bath and shower cubicle.

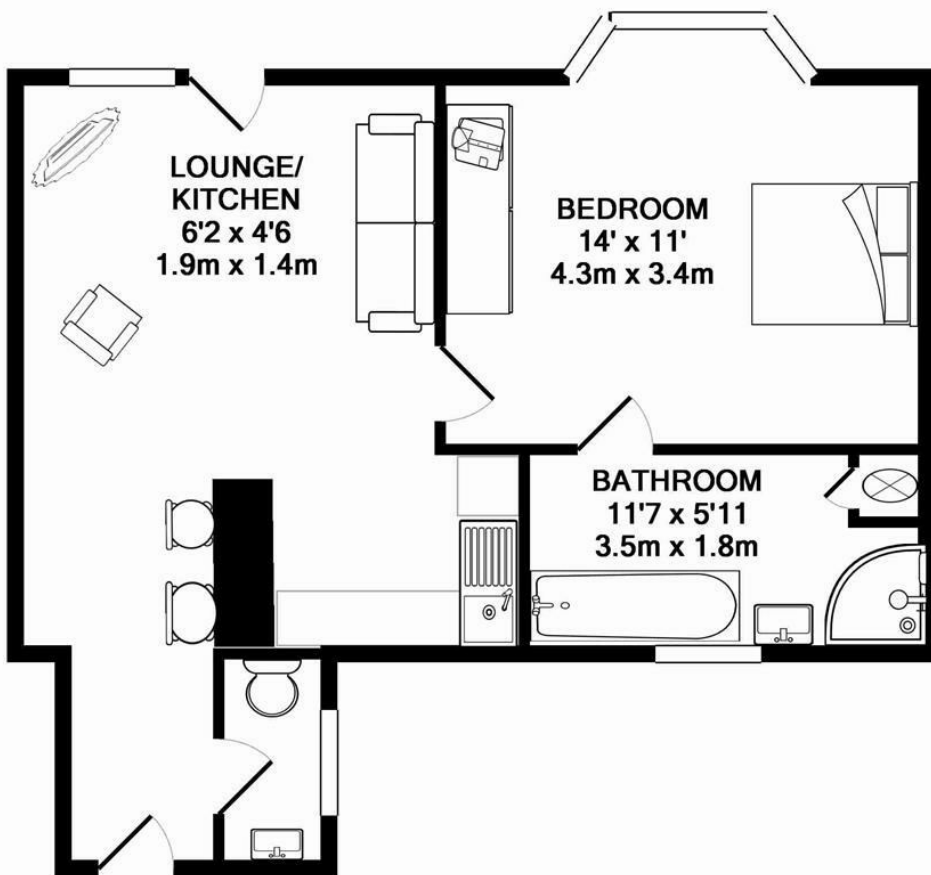
OUTSIDE: At the rear there is one allocated parking space and a rear entrance to this particular apartment.



Situation

Situated in the heart of Bookham, within a very short walk from Bookham village. 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.

EPC	C
Council Tax Band	C



TOTAL APPROX. FLOOR AREA 46.0 SQ.M. (496 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement 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 a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operability or efficiency.

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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.