



PELHAM WAY, BOOKHAM, SURREY KT23 4PR

£950 Per Calendar Month



- UNFURNISHED
- BRIGHT AND AIRY FIRST FLOOR STUDIO ROOM
- GOOD SIZE L-SHAPED STUDIO ROOM WITH NATURAL SPACE FOR DOUBLE BED
- DEDICATED PARKING SPACE
- AVAILABLE 30TH APRIL
- NICELY DECORATED THROUGHOUT
- WHITE BATHROOM SUITE
- GREAT BOOKHAM VILLAGE LOCATION

Description

Communal front door with stairs leading to first floor landing.

FRONT DOOR: opening into spacious hallway. Modern, neutral decor throughout.

STUDIO ROOM: L-shaped with space for double bed, large picture window. Open plan to kitchen.

KITCHEN: Fully fitted with a range of wall and base units and laminate worktop over. Fridge, cooker, washing machine, window.

BATHROOM: White suite with wc, bath with mains operated shower over, wash hand basin.

OUTSIDE: the communal grounds are nice kept. There is one parking space for the property and on street parking for a 2nd vehicle or visitors.



Situation

The property is situated in the quaint Surrey village of Great Bookham, a short walk from the village centre with an array of local shops including a Tesco Express, Co-op, greengrocer, butcher, fishmonger, independent coffee shops and local pubs.

EPC	C
Council Tax Band	B

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 Tenant Services.

The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e mail.

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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.