Little Bookham Street, Little Bookham, Surrey, KT23 3AP Available Now £1,375 PCM

- AVAILABLE NOW
- ONE BEDROOM MAISONETTE
- MODERN KITCHEN
- BATHROOM
- PARKING SPACE FOR ONE CAR
- UNFURNISHED
- GROUND FLOOR
- DOUBLE BEDROOM
- PRIVATE GARDEN
- CLOSE TO BOOKHAM STATION

## Description

DOOR OPENING INTO

KITCHEN/LIVING AREA
Good size open plan kitchen/living area, with space for multiple barstools. Kitchen with integrated appliances include Siemens Induction hob, oven and built in microwave. Elica extractor, Siemens Dishwasher and freestanding Siemens fridge/freezer. Window to the front of the property.

BATHROOM
Tiled modern bathroom with curved bath and rainwater/hand held shower over, wc and wash hand basin inset in vanity unit. Mirror over vanity unit. Heated towel rail.

DRESSING AREA LEADING TO
Fitted with double wardrobes providing hanging space and shelves.

BEDROOM
Double bedroom with door leading to the garden.

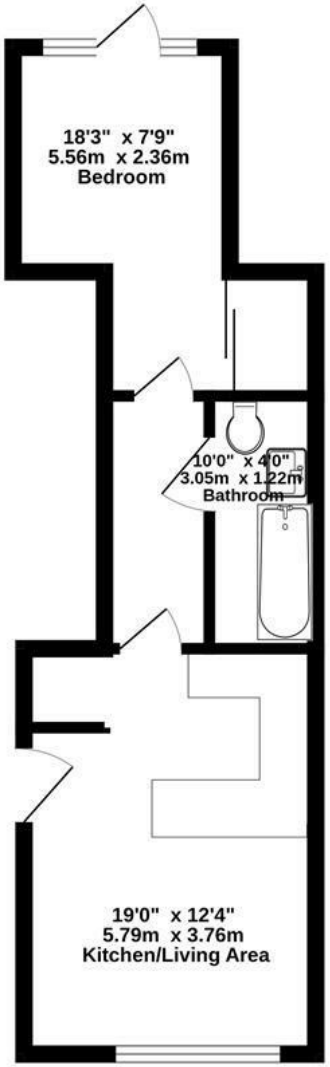
OUTSIDE
Door from bedroom opening out onto private patio garden. Side gate access.

## Situation

Situated within walking distance to Bookham Common and Bookham Station, with convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

**EPC** D
**Council Tax Band** C

GROUND 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, 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.

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