



Church Road, Bookham, KT23 3ES

Available 5th September

£1,275 PCM





- AVAILABLE 5TH SEPTEMBER
- LUXURY GROUND FLOOR APARTMENT
- OPEN PLAN LOUNGE
- LUXURY BATHROOM
- CONVENIENT FOR BOOKHAM STATION
- UNFURNISHED
- MODERN SHAKER-STYLE KITCHEN WITH GRANITE
- DOUBLE BEDROOM WITH FITTED WARDROBES
- ALLOCATED PARKING SPACE
- SUIT PROFESSIONAL PERSON - MUST BE SEEN!

# Description

**COMMUNAL ENTRANCE HALL:**  
Own flat door opening into hallway with Oak veneer internal doors off.

**OPEN PLAN KITCHEN/LIVING AREA:**  
The kitchen is fully fitted with a range of shaker-style wall and base units with granite worktops over. Fully integrated Siemens appliances including induction hob and chimney extractor, oven, fridge/freezer and washer dryer, LED lighting, opening into living area with views to front and side aspect, multimedia plate offering SKY+ options (subject to tenant's own subscription) double glazed windows (with blinds) and oak veneer door.

**BEDROOM:**  
With fully fitted wardrobes and two double glazed windows (with blinds) to front aspect, tv point, oak veneer door.

**BATHROOM:**  
Fully fitted luxury suite with stylish white Sottini sanitaryware, double shower enclosure, heated chrome towel rail, Minoli wall and floor tiles, chrome shaver point, LED lighting.

**OUTSIDE:**  
Communal entrance hall, audio entrance phone, lift, external lighting, landscaped communal grounds, one allocated parking space.

# 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	C
Council Tax Band	C



## 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

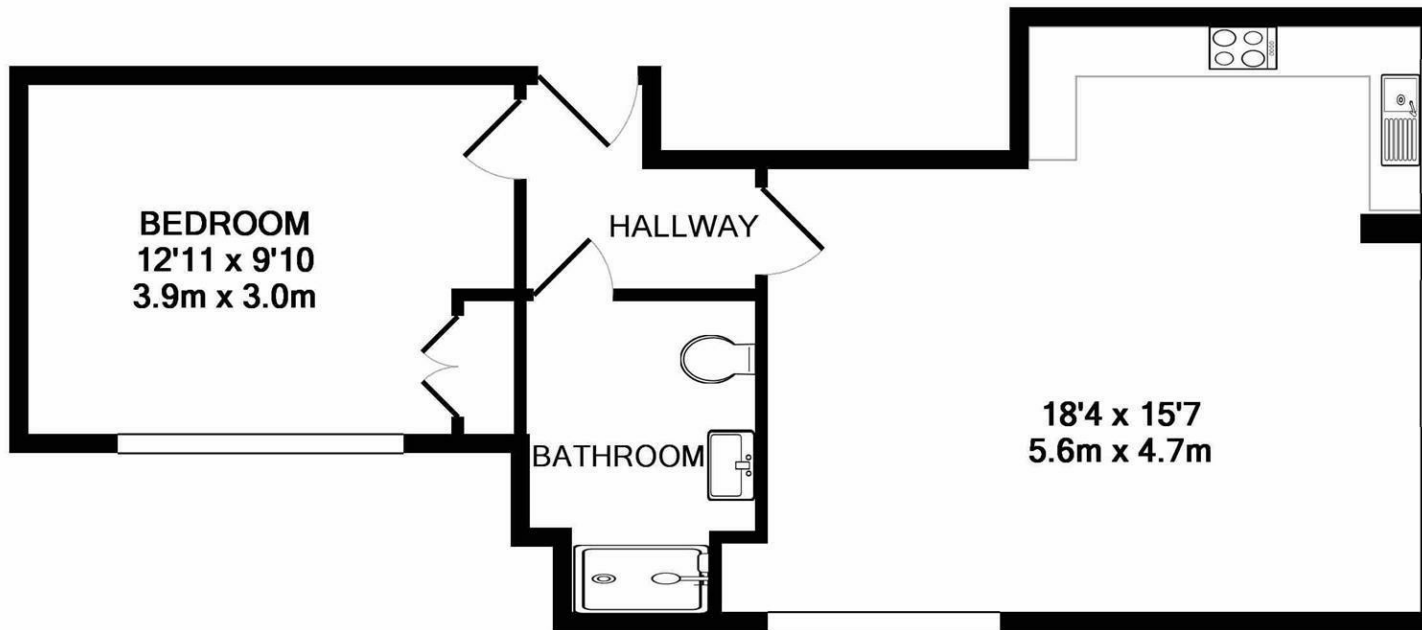
We use the referencing company, Lettings in a Box. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

### 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.



TOTAL APPROX. FLOOR AREA 442 SQ.FT. (41.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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gardner**  
LETTINGS