



Chestnut House, Church Road, Bookham, Surrey, KT23 3ES

Available 17<sup>th</sup> February

£1,395 pcm

**Chestnut House, Church Road, Bookham, Surrey, KT23 3ES**

- LUXURY APARTMENT - MUST BE SEEN!
- AVAILABLE 17TH FEBRUARY
- TWO BEDROOM FIRST FLOOR APARTMENT
- UNFURNISHED/PART FURNISHED BY NEGOTIATION
- LUXURY OPEN PLAN SHAKER-STYLE KITCHEN/LOUNGE
- INTERGRATED APPLIANCES
- LUXURY BATHROOM
- GATED DEVELOPMENT
- ALLOCATED PARKING
- IDEAL FOR BOOKHAM STATION



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### THE PROPERTY

A fabulously light and bright two bedroom, 1st floor apartment (with lift) close to Bookham Station. The property was built approx. 5 years ago to a show home spec offering an open plan luxury kitchen/lounge, luxury bathroom and an allocated parking within a gated development. Unfurnished or Part furnished by negotiation.

### ENTRANCE HALL

Stairs or lift to second floor through modern communal areas, entry phone system, hard flooring.

### OPEN PLAN KITCHEN/LOUNGE

A beautiful, luxury double aspect open plan kitchen/lounge with shaker style units, granite worktops and tiled splashbacks. Fitted with a range of integrated appliances including induction hob and electric oven with extractor over, full size fridge/freezer, dishwasher, washer/dryer, and hard flooring.

### BEDROOM 1

Double bedroom with double aspect windows. Fitted wardrobes.

### BEDROOM 2 / STUDY

Bedroom/study with single aspect window.

### BATHROOM

Luxury white suite comprising double shower enclosure, wall hung wash hand basin, wc, heated towel rail, large LED mirror, extractor fan.

The property is set in well tendered communal grounds, one allocated parking space to the rear of the property (additional parking in neighbouring areas), bike shed.

Ideal for Bookham Station and nearby countryside walks.

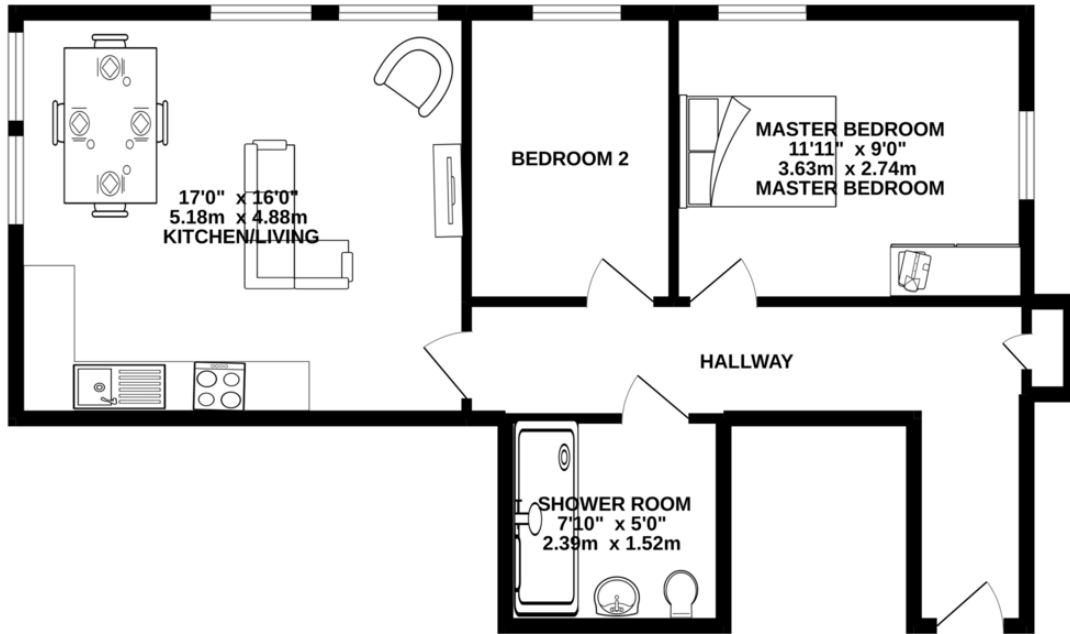
EPC: C

COUNCIL TAX: D

Sorry unsuitable for families and pets.



## FIRST 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 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.

### 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.

