



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

Available Mid October

£995 pcm

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

- AVAILABLE MID OCTOBER
- UNFURNISHED
- FIRST FLOOR STUDIO APARTMENT
- LUXURY KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN LIVING
- STYLISH LUXURY BATHROOM SUITE
- HIGH SPECIFICATION THROUGHOUT
- OVERLOOKING NATIONAL TRUST LAND
- ENTRY PHONE SYSTEM & LIFT
- VILLAGE LOCATION



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Surrey, KT23 4AD

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www.patrickgardner.com

THE PROPERTY

A fabulously light and bright 1st floor studio apartment. The property was built approximately 6 years ago to a show home specification offering an open plan luxury kitchen/lounge/bedroom and a luxury bathroom.

ENTRANCE HALL

Stairs or lift to first floor through smart communal areas, entry phone system, hard flooring.

OPEN PLAN KITCHEN/LIVING AREA

Shaker-style painted wall and base units with integrated appliances including fridge/freezer, washer/dryer and dishwasher, double glazed windows overlooking National Trust lands with LED lighting.

Open living space for dining/living area.

BEDROOM SPACE

Bedroom space with large fitted wardrobes.

SHOWER ROOM

Modern and bright, the shower room has a white suite comprising wash hand basin, wc and shower enclosure. Large mirror with LED lights.

OUTSIDE

Communal entrance hall, audio entrance phone, lift, external lighting, landscaped communal grounds. Parking in neighbouring areas, bike shed.

Ideal for Bookham Station and nearby countryside walks.

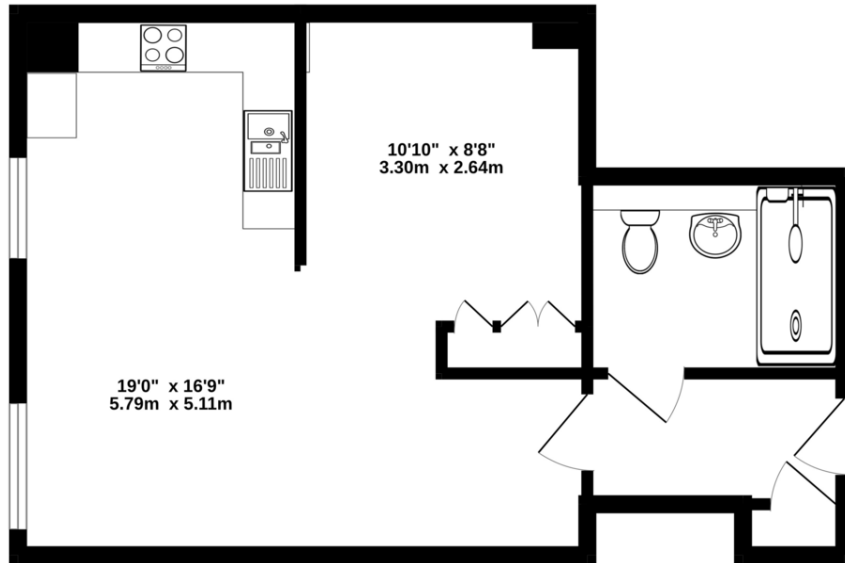
EPC: B

COUNCIL TAX BAND: B

Single occupier of couple preferred. Unsuitable for families or pets.



1ST FLOOR



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.

