



**2 BEDROOM END TERRACE
OWN DRIVEWAY TO GARAGE
40' REAR GARDEN**

UNFURNISHED

**ENCLOSED PORCH
23' LOUNGE
UPSTAIRS FAMILY BATHROOM**

AVAILABLE: IMMEDIATELY

Christies Residential are pleased to offer for let this 2 bedroom end of terrace house located close to Bookham station and open countryside. The property benefits from:

**Bracken Close, Bookham,
Surrey KT23 3ER**

Rental: £ 1,575 PCM

Gas Central Heating Via Radiators

Enclosed Porch

Via part glazed door.

Entrance Hall

Via double glazed door.

Lounge

23' 1" X 9' 3" (7.06m X 2.84m)

Double glazed window. Double glazed doors to rear garden. Open to:

Fitted Kitchen

8' 2" X 7' 8" (2.51m X 2.34m)

Double glazed window over looking rear garden. Fitted wall & base units with inset stainless steel sink. Built in electric cooker & 4 ring gas hob with matching extractor hood over. Free standing fridge/freezer, washing machine and dishwasher. Part tiled walls.

First Floor Landing

Access to loft.

Bedroom 1

12' 5" X 9' 4" (3.81m X 2.87m)

Double glazed window. Double fitted wardrobes. Airing cupboard with wall mounted 'Worcester Bosch' gas central heating boiler.

Bedroom 2

10' 4" X 6' 4" (3.15m X 1.95m)

Double glazed window. Fitted shelving.

Family Bathroom

6' 5" X 6' 0" (1.98m X 1.85m)

Frosted double glazed window. Matching white suite comprising: panel enclosed bath with wall mounted shower & screen, pedestal wash hand basin and low flush W. Heated towel rail.

OUTSIDE

Own Driveway

With off street parking.

Attached Garage

Via up and over door. Power and light, Personnel door at rear.

Rear Garden

Patio. Laid to lawn with mature shrubs. Timber garden shed.

COUNCIL TAX

Tax Band 'D'



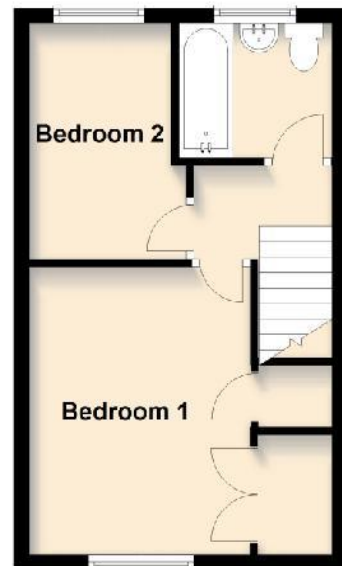
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		87
69-80	C		
55-68	D	70	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 454.6 sq. feet



First Floor
Approx. 286.4 sq. feet



Total area: approx. 741.2 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

IMPORTANT NOTES - PLEASE READ These particulars are for guidance only and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose and the mention of any appliances and services within these details does not imply that they are in full and efficient working order. Please ask for clarification on any point that may concern you and check the availability of this property before travelling any distance to view and please advise us if you cannot make an appointment or if you are now suited or if your requirements have altered in any way. Council Tax and utility accounts will be the responsibility of the tenant, unless stated otherwise including: water/sewerage, gas, electric, telephone, broadband, television licence, installation of cable/satellite (if permitted and applicable) and any subscription to cable/satellite provider.



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TENANT FEES SCHEDULE



NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

www.christiesresidential.co.uk

Holding Deposit (per tenancy)	One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).
Security Deposit (per tenancy. Rent under £50,000 per year)	Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Security Deposit (per tenancy. Rent of £50,000 or over per year)	Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy.
Unpaid Rent	Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.
Lost Key(s) or other Security Device(s)	Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).
Variation of Contract (Tenant's Request)	£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
Change of Sharer (Tenant's Request)	£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.
Early Termination (Tenant's Request)	Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

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