



Church Road, Great Bookham, Surrey, KT23 3ET

Available NOW

£1,395 pcm

Church Road, Great Bookham, Surrey, KT23 3ET

- AVAILABLE NOW
- UNFURNISHED
- REFURBISHED GROUND FLOOR TWO BEDROOM FLAT
- NEW MODERN KITCHEN
- LOUNGE/DINER
- TWO DOUBLE BEDROOMS
- NEW BATHROOM SUITE
- GARAGE
- IDEAL FOR BOOKHAM STATION
- CLOSE TO LOCAL AMENITIES



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THE PROPERTY

This two bedroom ground floor flat has been tastefully refurbished to a high standard throughout. It is ideally located near Bookham Station and close to the local amenities of Bookham Village.

KITCHEN:

NEW modern kitchen with a range of base and wall units and laminate worktop. New Lamona electric hob and oven, new Candy fridge/freezer and new Candy washing machine.

LOUNGE/DINER:

Light and airy space recently re decorated with new hard flooring.

BEDROOM ONE:

Newly decorated double with new hard flooring.

BEDROOM TWO:

Newly decorated double with new hard flooring.

BATHROOM:

New white suite with bath and overhead shower, washbasin and wc. Obscured glazed window.

Outside there is one allocated garage and communal garden.

Council Tax Band: D

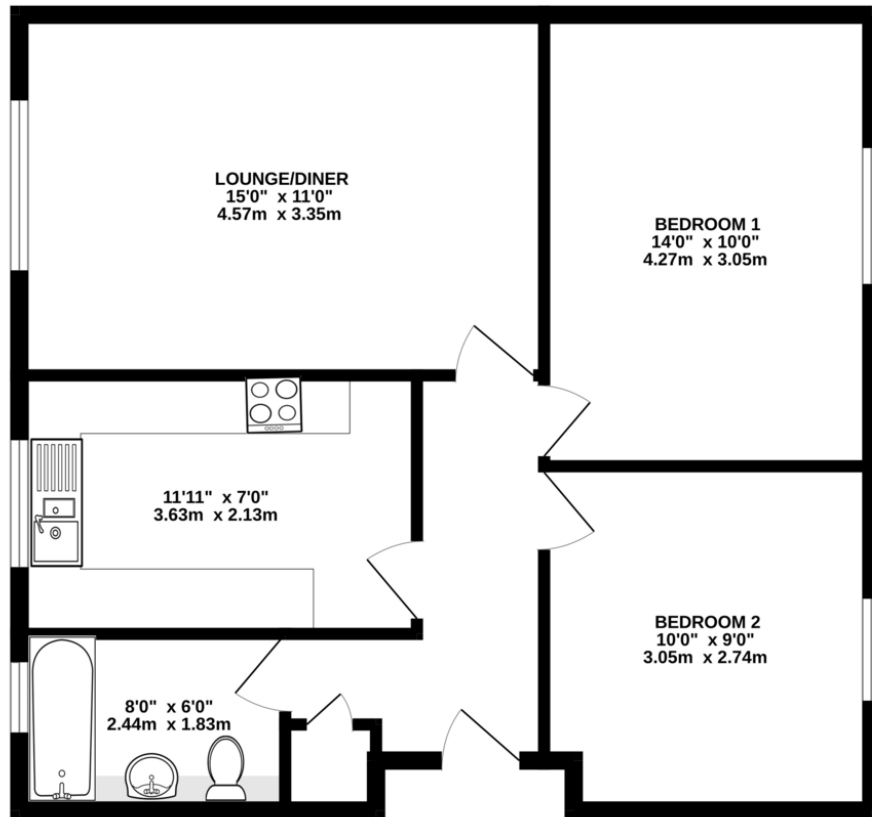
EPC: D (This is based on 2017 assessment and subsequent works have been carried out since).

Double glazed and new electrical heating throughout.

Unsuitable for pets or families.



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 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.

