



Lower Road, Great Bookham, Surrey, KT23 4DE

Available 22<sup>ND</sup> February 2024

£1,125 pcm

Lower Road, Great Bookham, Surrey, KT23 4DE

- AVAILABLE 22ND FEBRUARY
- UNFURNISHED
- SPACIOUS GROUND FLOOR APARTMENT
- MODERN SHAKER STYLE KITCHEN WITH APPLIANCES
- SUNNY DOUBLE ASPECT LOUNGE
- WHITE BATHROOM SUITE
- ONE DOUBLE BEDROOM
- GARAGE & OFF STREET PARKING
- CLOSE TO VILLAGE AMENITIES
- MUST BE SEEN!



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### THE PROPERTY

A fabulously spacious, light and airy one bedroom ground floor apartment occupying a sunny corner position in a popular purpose-built block close to the village centre of Great Bookham. The property benefits from a smart modern shaker style kitchen with appliances, a white bathroom suite, boiler, neutral décor and carpets. Garage included. Communal grounds and parking space.

### ENTRANCE HALL

Communal front door leading to own flat door. Entrance hallway with laminate flooring and double storage cupboard, entry phone system.

### KITCHEN/BREAKFAST ROOM

Modern, fully fitted kitchen with a range of dove grey shaker style wall and base units with grey composite worktops over and grey tiled splashbacks and flooring. Appliances including dishwasher, induction hob with extractor oven, electric oven, full size fridge/freezer and washing machine. Space for breakfast table and chairs, window overlooking sink to side aspect, double glazed part glazed door to side aspect/car park.

### BATHROOM

White suite comprising wash hand basin inset in vanity unit with

mirror above, wc, bath with mains operated shower over and glass shower screen, heated towel rail, obscure glazed window.

### LOUNGE

A bright and sunny double aspect 17ft room with tv aerial socket and lovely picture windows overlooking well kept communal grounds.

### BEDROOM

Bright and airy with a grey carpet, double aspect with views over the rear communal garden.

### OUTSIDE

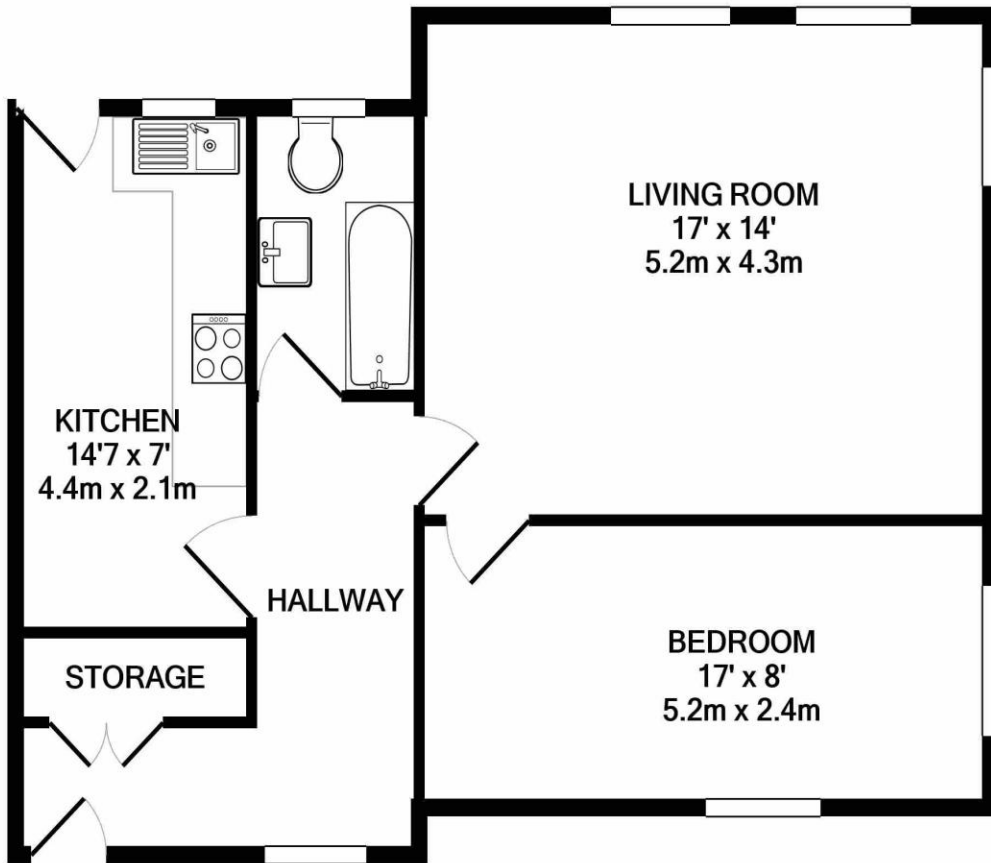
There are well kept communal grounds at the front and adequate parking at the rear, accessed via The Garstons. A single garage is also included within the rent.

EPC: C Council Tax: D

Double glazed throughout with boiler and gas central heating.

Suit professional single person or couple. Unsuitable for families or pets.





TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.8 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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## 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.

