



Church Road, Great Bookham, Surrey, KT23 3JJ

Available NOW

£1,395 pcm

Church Road, Great Bookham, Surrey, KT23 3JJ

- AVAILABLE NOW
- UNFURNISHED
- TWO BEDROOM FIRST FLOOR APARTMENT
- RECENTLY FITTED KITCHEN
- FAMILY BATHROOM & EN-SUITE SHOWER ROOM
- WELL MAINTAINED COMMUNAL GROUNDS
- CLOSE TO BOOKHAM STATION
- SECURITY ENTRY PHONE SYSTEM
- POPULAR GATED DEVELOPMENT
- SHORT WALK TO BOOKHAM VILLAGE



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Surrey, KT23 4AD

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THE PROPERTY

A superbly appointed two bedroom first floor apartment in a sought after gated development within easy walking distance of Bookham Village and about half a mile from Bookham Station. The property benefits from a master bedroom with fitted wardrobes and an en-suite shower room, recently fitted kitchen and entry phone system.

KITCHEN

A fully fitted white Shaker style, fitted kitchen with laminate worktops over and fully integrated appliances including slimline dishwasher, gas hob, electric oven, built in microwave and full size fridge/freezer. Window to front aspect, breakfast area, hard flooring.

LOUNGE

A bright and spacious living room with picture window to front aspect.

MASTER BEDROOM

Good size double bedroom with fitted wardrobes and window to rear aspect overlooking well-tended communal grounds. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

White suite comprising wc, wash hand basin and shower cubicle. Obscure glazed window.

BEDROOM TWO

Bedroom two is a double room with a window overlooking communal grounds.

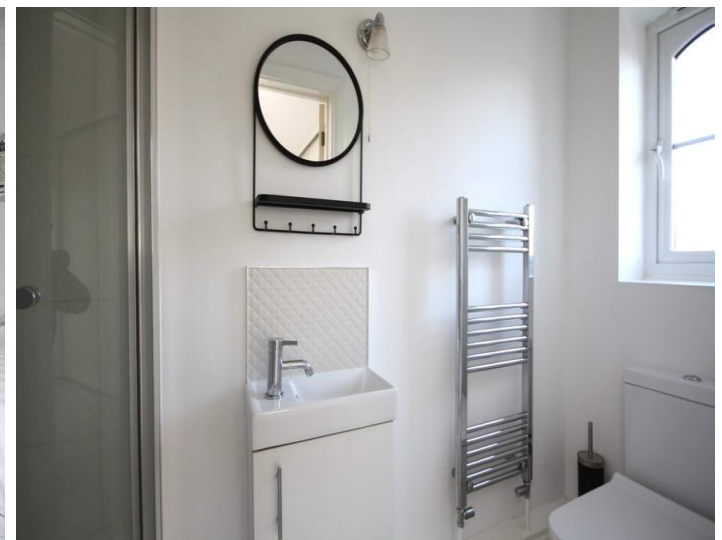
BATHROOM

White suite comprising bath, wash hand basin, wc and extractor fan.

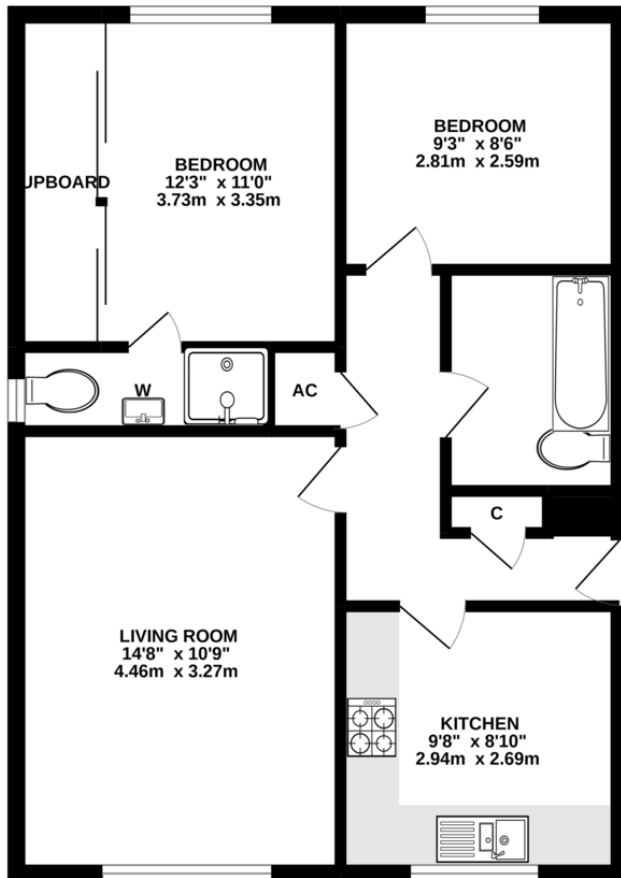
OUTSIDE

The property is well appointed in well maintained communal grounds.

One allocated parking space.



1ST 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.