



Church Road, Great Bookham, Surrey, KT23 3ET

Available NOW

£1,100 pcm

Church Road, Great Bookham, Surrey, KT23 3ET

- AVAILABLE NOW
- UNFURNISHED
- ONE BEDROOM GROUND FLOOR FLAT
- NEW DECOR THROUGHOUT
- NEW CARPETS IN BEDROOM/LIVING AREA
- KITCHEN - APPLIANCES ON REQUEST
- WHITE BATHROOM SUITE
- GOOD STORAGE
- ALLOCATED PARKING SPACE
- CLOSE TO BOOKHAM TRAIN STATION



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Surrey, KT23 4AD

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THE PROPERTY

A conveniently located, purpose-built one bedroom ground floor apartment, newly decorated throughout with new carpets and the benefit of one allocated parking space. MUST BE SEEN!

KITCHEN

Kitchen with a range of base and wall units and laminate worktop. Washing machine, fridge/freezer, and electric cooker to be supplied by the landlord prior to tenancy, on request.

LOUNGE/DINER

Bright double aspect lounge with new carpets and new décor.

BEDROOM

Double bedroom with new carpets and new décor.

BATHROOM

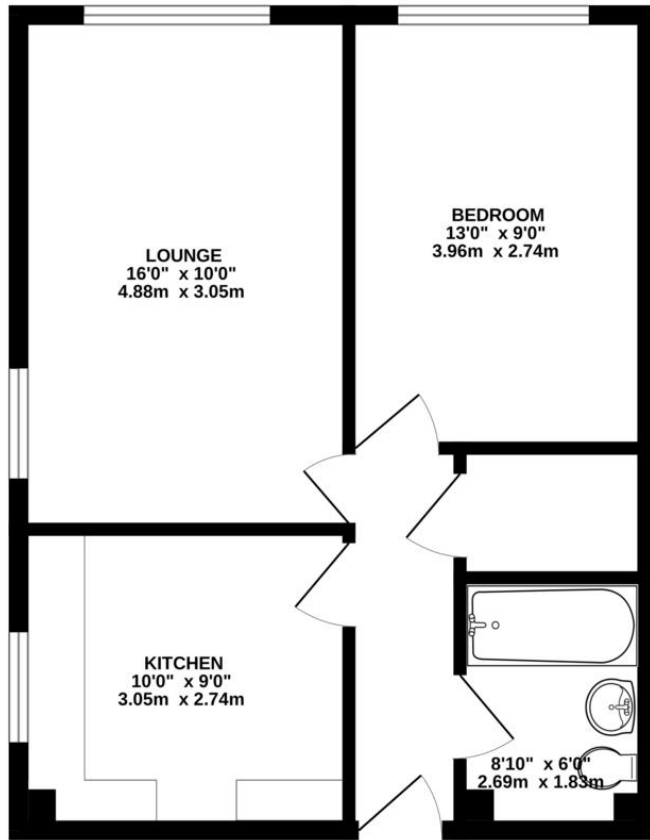
White suite comprising of bath, wc and sink.

Outside there is one allocated parking space and communal garden.

Council Tax Band: C
EPC: E



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.