



Merrylands Road, Great Bookham, Surrey, KT23 3HN

Available NOW

£1,125 pcm

Merrylands Road, Great Bookham, Surrey, KT23 3HN

- AVAILABLE NOW
- UNFURNISHED
- ONE BEDROOM GROUND FLOOR APARTMENT
- NEUTRAL DECOR THROUGHOUT
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- GENEROUS STORAGE
- WHITE MODERN BATHROOM SUITE
- ONE ALLOCATED PARKING SPACE
- WELL MAINTAINED COMMUNAL GROUNDS
- 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, neutrally decorated and the benefit of one allocated parking space. MUST BE SEEN!

HALLWAY

Modern hard floored hallway with storage cupboard for coats, electric heater.

KITCHEN

Kitchen with a range of fitted base and wall units and laminate worktop. Bosch oven/hob, washer/dryer, and fridge/freezer.

LOUNGE

Bright double aspect living/dining room with hard flooring and modern electric heating.

BEDROOM

Double bedroom with neutral carpet and spacious built in wardrobes.

BATHROOM

White suite comprising of bath with rain water shower head and hand held shower hose, glass shower screen. Wc and sink inset in vanity unit. Fitted cupboard with automatic sensor light. Heated towel rail and shelved airing cupboard.

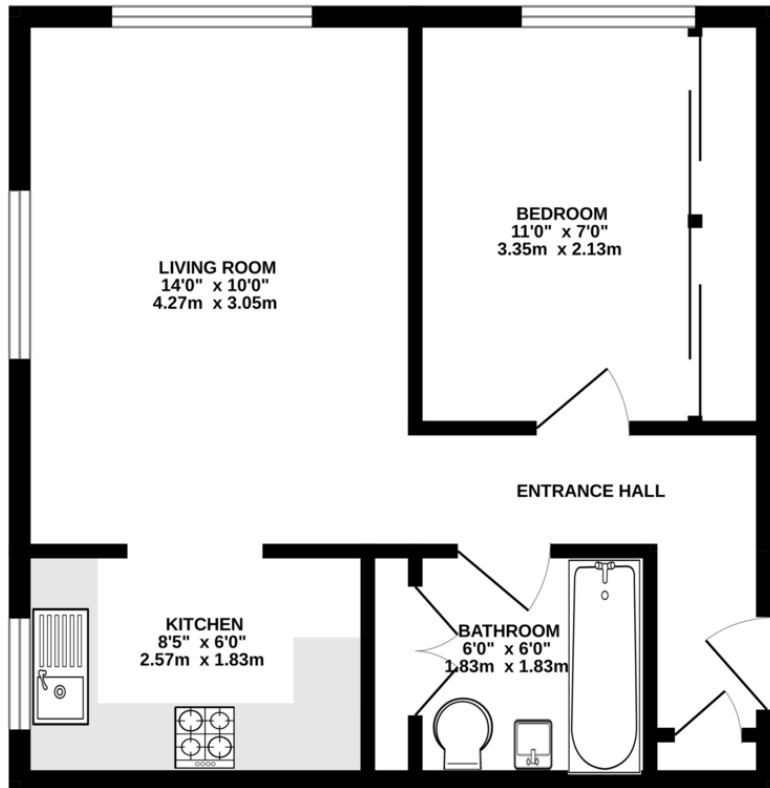
OUTSIDE

Outside there is one allocated parking space, visitors parking and well kept communal gardens with communal rotary drying lines.

Council Tax Band: C
EPC: D



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.