



Griffin Way, Great Bookham, Surrey, KT23 4JN

Available NOW

£1,550 pcm

Griffin Way, Great Bookham, Surrey, KT23 4JN

- AVAILABLE NOW
- UNFURNISHED
- RECENTLY REDECORATED
- FITTED KITCHEN WITH APPLIANCES
- GOOD SIZED LOUNGE OVERLOOKING COMMUNAL GARDEN
- TWO BEDROOMS
- OFF STREET PARKING
- LOVELY COMMUNAL GARDEN
- GARAGE IN NEARBY BLOCK
- CENTRAL VILLAGE LOCATION



43 High Street, Bookham
Surrey, KT23 4AD

Tel 01372 452208

bookhamlettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

A Spacious duplex two bedroom apartment conveniently situated in a popular location close to Bookham Village centre, shops and amenities. Own entrance, lovely communal gardens, residents only parking and garage included.

HALLWAY

Private front entrance. Recently decorated in a neutral colour with stairs leading to the first floor.

LOUNGE/DINER

Good sized, light and airy lounge with hard wood flooring. Large window with shutters overlooking communal garden.

KITCHEN

With wall and base units and plenty of worktop space. Appliances include washing machine, dryer, new gas hob & electric oven. Integrated dishwasher and free standing fridge/freezer.

STAIRS TO

workspace area rising to

BEDROOM 1

Good size Double bedroom with generous built in wardrobes. Windows with fitted shutters and views to the communal garden.

BEDROOM 2

Small double, neutral décor and carpet. Window with fitted shutters overlooking side communal garden. Generous built in wardrobe space.

BATHROOM

Neutral tiled bathroom suite which includes heated towel rail, full length mirror, wc, basin and bath. There is a shower over the bath.

OUTSIDE

Lovely landscaped communal garden. Garage in block nearby. Residents only parking.

EPC: C

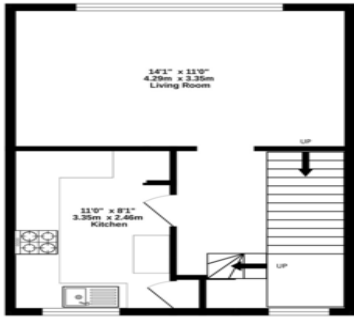
COUNCIL TAX BAND: C



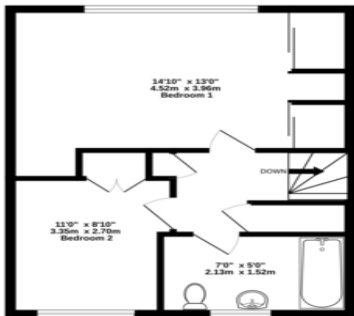
GROUND FLOOR



1ST FLOOR



2ND 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.
Made with Metropix ©2024



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.