



**patrick  
gardner**  
LETTINGS

Church Road, Great Bookham, Surrey, KT23 3ES

Available 13<sup>th</sup> January

£1,350 pcm

Church Road, Great Bookham, Surrey, KT23 3ES

- AVAILABLE 13TH JANUARY
- UNFURNISHED
- LUXURY GROUND FLOOR APARTMENT
- HIGH SPECIFICATION THROUGHOUT
- MODERN OPEN PLAN KITCHEN
- 20FT LOUNGE/DINING AREA
- STYLISH BATHROOM SUITE
- DOUBLE BEDROOM WITH FITTED WARDROBES
- ENTRY PHONE SYSTEM
- ONE ALLOCATED PARKING SPACE



43 High Street, Bookham  
Surrey, KT23 4AD

Tel 01372 452208

[bookhamlettings@patrickgardner.com](mailto:bookhamlettings@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

### THE PROPERTY

The property was built approx. 5 years ago to a show home spec offering an open plan luxury kitchen/lounge, luxury bathroom and an allocated parking space.

### OPEN PLAN KITCHEN/LOUNGE

Shaker-style painted wall and base units with integrated appliances including under counter fridge with freezer drawer, washing machine and dishwasher, double glazed window with roller blind, LED lighting.

### BEDROOM

With fully fitted triple wardrobes and two double glazed windows to front aspect, stylish window shutters.

### SHOWER ROOM

Fully fitted luxury suite with stylish white Sottini sanitaryware, double shower enclosure, heated chrome towel rail, Minoli wall and floor tiles, chrome shaver point, LED lighting.

Communal entrance hall, audio entrance phone, lift, external lighting, landscaped communal grounds, one allocated parking space. Bike shed at the rear - can be used upon request.

Council Tax Band: D

EPC: C







## **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.

