



**patrick
gardner**
LETTINGS

Edenside Road, Great Bookham, Surrey, KT23 3JE

Available 29TH April

£995 pcm

Edenside Road, Bookham, Surrey, KT23 3JE

- AVAILABLE 29TH APRIL
- UNFURNISHED
- SPACIOUS FIRST FLOOR, ONE BEDROOM APARTMENT
- MODERN KITCHEN WITH APPLIANCES
- MODERN BATHROOM
- DOUBLE BEDROOM
- GENEROUS INTERNAL STORAGE
- OUTSIDE STORAGE SHED
- SHORT WALK TO BOOKHAM STATION
- CONVENIENT LOCATION FOR BOOKHAM VILLAGE



43 High Street, Bookham
Surrey, KT23 4AD

Tel 01372 452208
bookhamlettings@patrickgardner.com
www.patrickgardner.com

THE PROPERTY

Very spacious first floor, one bedroom apartment, ideally located for Bookham Village and the train station. Early viewing is highly recommended to appreciate the size and quality of the fittings in this property.

KITCHEN

Modern cream shaker-style units with wood-effect laminate worktop over and tiled splashbacks. Electric hob and oven with chimney extractor over, fridge/freezer, window to front aspect.

LOUNGE/DINING ROOM:

Generously proportioned room with window overlooking rear aspect.

MASTER BEDROOM

With double fitted wardrobes, window to rear aspect.

BATHROOM

Modern white suite, recently fitted with WC, wash hand basin inset in vanity unit, bath with shower over, glass shower screen, heated towel rail, obscure glazed window.

OUTSIDE

Shared walk in storage area and separate bike shed. Communal grounds surround the property.

EPC: D

Council Band Tax: B

Sorry no pets or families.

Suit professional couple or single person.



INFORMATION FOR TENANTS

Holding Deposit

We require one weeks' rental, payable by debit card or 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 Referencing. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

Rent

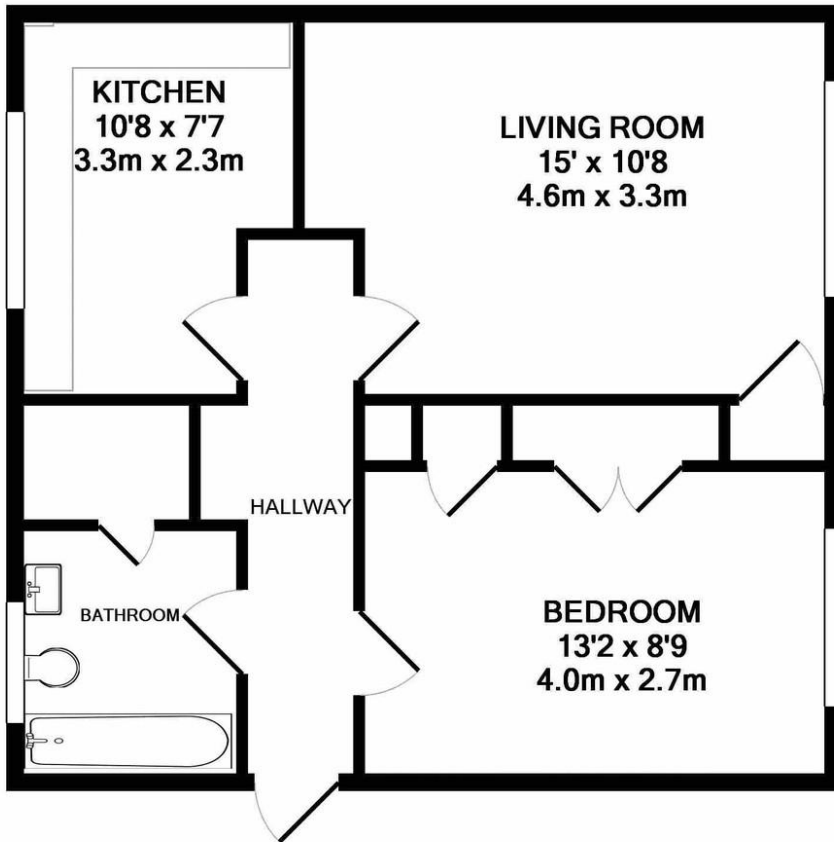
Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

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.



TOTAL APPROX. FLOOR AREA 483 SQ.FT. (44.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2016

