



Bookham Grove, Great Bookham, Surrey KT23 4NS

Available 6TH April

£1,195 pcm

Bookham Grove, Great Bookham, Surrey KT23 4NS

- AVAILABLE 6th APRIL
- ONE BEDROOM MEWS-STYLE HOUSE
- FITTED KITCHEN & APPLIANCES
- LOUNGE/DINING AREA
- ONE DOUBLE BEDROOM
- BATHROOM WITH WHITE SUITE AND VELUX WINDOW
- NEUTRAL DÉCOR AND CARPETS
- NEW DOUBLE GLAZING
- GENEROUS PRIVATE GARDEN
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO BOOKHAM VILLAGE



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Surrey, KT23 4AD

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THE PROPERTY

A delightful one bedroom house with its own garden and an allocated parking space. This pretty home is situated in the grounds of a lovely historical development, within a walking distance of the popular Bookham Village. Fitted kitchen, neutral décor and carpets, the property also benefits from new double glazing. MUST BE SEEN!

HALLWAY

Entrance hall with fitted cupboard.

LIVING ROOM

Double aspect room with view of the garden. Recently decorated with neutral decor and carpet. Access to large storage cupboard and stairs rising to first floor.

KITCHEN

Fully fitted with a range of recently fitted cream high gloss wall and base units with wood effect worktop over and tile splash backs. Appliances including; Electrolux washer/dryer, Zanussi dishwasher, Zanussi electric fan oven and ceramic hob and freestanding fridge/freezer. Window to front aspect.

BATHROOM

Spacious bathroom with white suite comprising wash hand basin, WC, bath with power shower over, glass shower screen, bidet, new flooring and Velux window.

BEDROOM

Spacious double bedroom with fitted wardrobes. Neutral decor and carpet. Window to front aspect.

OUTSIDE

At the side of the property there is a private rear garden mainly laid to lawn with patio area and shrub borders. One allocated parking space and visitor's parking (parking permits available at the Lower Shott car park opposite Bookham Grove).

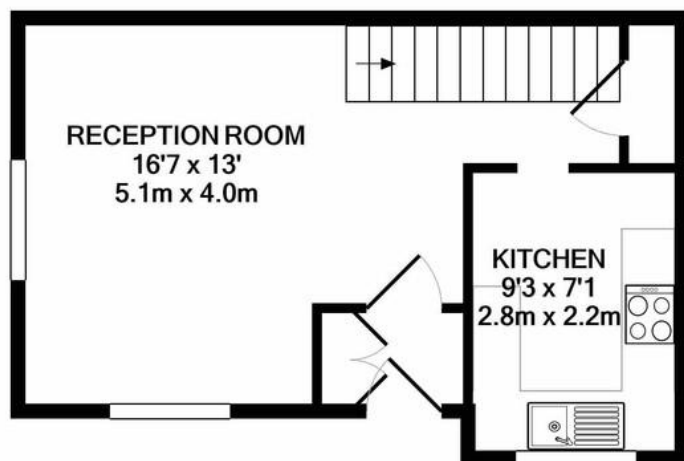
EPC: D

COUNCIL TAX: C

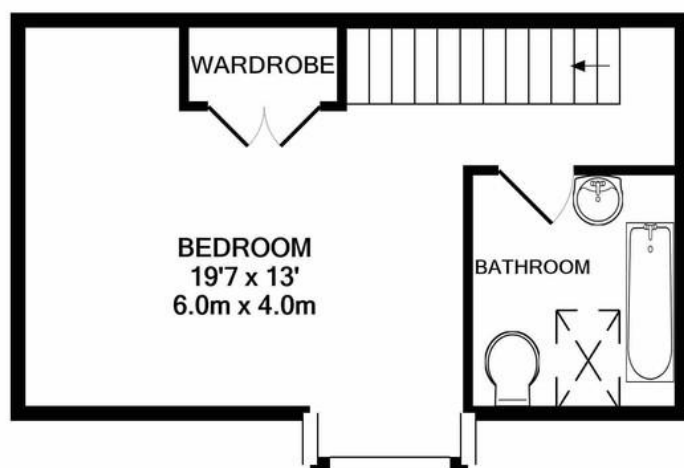
Sorry no pets.

Suit professional single or couple. Long term lets considered.





GROUND FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)



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.