



Guildford Road, Great Bookham, Leatherhead, KT23 4JH

Available NOW

£1,375 pcm

Guildford Road, Great Bookham, Leatherhead, KT23 4JH

- AVAILABLE NOW
- UNFURNISHED
- FIRST FLOOR MAISONETTE WITH OWN ENTRANCE
- FITTED KITCHEN WITH APPLIANCES
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- GARAGE
- SUIT PROFESSIONAL COUPLE
- CLOSE TO BOOKHAM HIGH STREET



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THE PROPERTY

This two bedroom, first floor garden maisonette must be seen to be fully appreciated! Benefitting from new carpets and new neutral décor throughout, this property is in an ideal location for Bookham High Street and all its amenities. This lovely property benefits from a private garden (with a gardener included) and a garage.

HALLWAY

Front door leads upstairs to a landing with a shoe cupboard and access to the boarded loft with pull down ladder. Neutral décor and NEW carpet.

LIVING ROOM

Spacious room with large window looking out to the rear garden. New neutral décor and new carpets. Attractive stone fireplace.

KITCHEN

Double aspect kitchen with white shaker style wall and base units. Solid oak worktops. Electric oven, five ring gas hob, freestanding fridge/freezer, washing machine and space for a small breakfast table.

BEDROOM 1

Spacious double bedroom. Front aspect. Neutral décor and NEW carpet.

BEDROOM 2

Double bedroom. Storage cupboard and a freestanding wardrobe. Neutral décor and NEW carpet. Front aspect.

BATHROOM

White bathroom suite comprising of a wash hand basin, wc and bath with shower over.

OUTSIDE

Private rear garden with patio area, lawn, mature shrubs and summer house. GARDENER INCLUDED. A garage is also included.

EPC: C

COUNCIL TAX: D

Suitable for a professional couple.



Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID669423)
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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.