

TO LET



HOLDING DEPOSIT (ONE WEEKS RENT) - £253.00

DEPOSIT (5 WEEKS RENT) - £1269.00

COUNCIL TAX BAND B • EPC - D

The Property is A PURPOSE BUILT FIRST FLOOR STUDIO APARTMENT situated in this popular block which was built circa 1982 and is ideally located within easy walking distance of Bookham Station and Village. The accommodation comprises Reception Hall (with access to loft), A reasonably spacious living room overlooking communal gardens to rear, a fitted kitchen and bathroom and the property has also had double glazing installed and there is night storage heating.



Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75
55-68	D	58	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

COMMUNAL ENTRANCE HALL.

Stairs to first floor.

FIRST FLOOR

RECEPTION HALL

Entrance door with spy hole. Access via foldaway loft ladder to part boarded and lit loft.

LIVING ROOM 15'3" x 12'4" (4.65m x 3.76m)

An attractively presented room overlooking the communal gardens at the rear with t.v. and telephone points, built-in shelved storage cupboard and adjoining airing cupboard with slatted shelving and lagged cylinder and immersion heater, coving, dimmer switch and opening to:-

REFITTED KITCHEN 8'4" x 5'7" (2.54m x 1.70m)

Comprising 1½ bowl single drainer stainless steel sink unit with mixer tap inset in laminated work surface with cupboards beneath, matching range of fitted floor and wall units, further laminated work surfaces, electric Stoves oven/hob, cooker hood above, space and plumbing for automatic washing machine, space for fridge/freezer, downlighting, part tiled walls and tiled flooring

BATHROOM

with white suite comprising panel enclosed bath with mixer tap. Wall mounted shower unit, tiled surround, glazed shower screen to side, wash hand basin with mixer tap and cupboard beneath, fitted mirror above, low level w.c., fitted glass shelving, chrome plated heated towel rail, downlighting and vinyl tiled flooring.

GROUND FLOOR

COMMUNAL GARDENS

laid mainly to lawn with shaped flower beds and central island rose bed.

Note 1: Council Tax Band B

ADMINISTRATION CHARGE : £300 incl VAT - Which includes referencing for up to 2 people and the tenancy agreement fee. Any further tenants will be charged £50.00 + VAT per tenant.
(Please note this is non-refundable)

DPS DEPOSIT : One and a half months Rent.

IF PERMISSION IS GIVEN FOR A PET : Monthly Rent x 2 will be charged as a Deposit. INVENTORY CHECK-IN FEE: From £95.00 dependent on size of property.

Further information on Deposit and Administration Fees available at www.hugginsedwards.co.uk/rental_information

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE AGENTS HUGGINS EDWARDS &
SHARP**



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