

HUGGINS EDWARDS & SHARP

11-15 HIGH STREET
BOOKHAM
KT23 4AA
SALES:
01372 457011
LETTINGS:
01372 455244

3 BRIDGE STREET
LEATHERHEAD
KT22 8BL
01372 374806

APEX HOUSE
10 WEST STREET
EPSOM
KT18 7RG
01372 727257

60-62 CAMBRIDGE RD
NEW MALDEN
KT3 3QL
020 8942 7733

1 GROVE ROAD
SUTTON
SM1 1BB
020 8642 2266

CHARTERED
SURVEYORS

RESIDENTIAL &
COMMERCIAL
ESTATE AGENTS

PROPERTY
MANAGEMENT

RESIDENTIAL
LETTINGS

VALUERS &
DEVELOPMENT
CONSULTANTS

FLAT 2 PARK LODGE CHURCH ROAD BOOKHAM, KT23 3PT



£1,100 PCM

1970s • Purpose Built Flat • Maisonette • Communal Gardens
Front Garden • Patio • Two Bedrooms • Close To Village
Village Location • Bathroom • Kitchen • Lounge • Master Bedroom
Good Decorative Order • Patio Doors • Off-Street Parking
Contact The Agent For Viewing • Viewing Highly Recommended
Gas Central Heating

www.hugginsedwards.co.uk

FLAT 2 PARK LODGE, CHURCH ROAD, BOOKHAM

A two bedroom ground floor flat, with lounge/dining room, bathroom and fitted kitchen, situated within walking distance to Bookham Village

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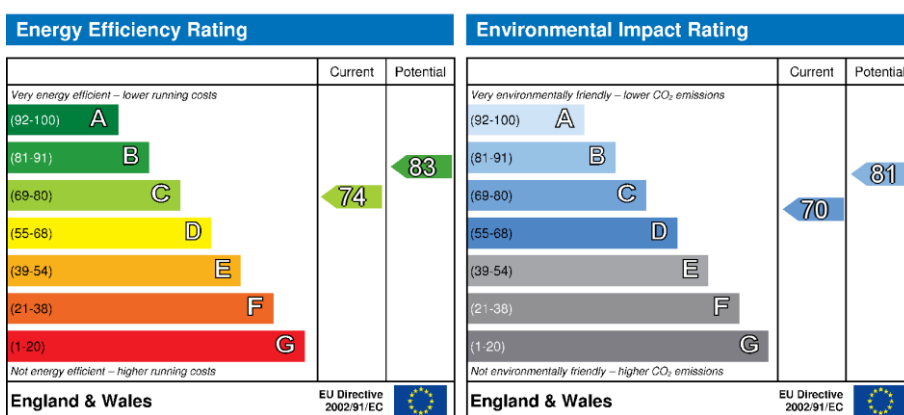
The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **LOUNGE/DINING ROOM:** Good sized room with views over communal gardens and door to Patio and communal Gardens.
- **KITCHEN:** Fitted units and worktop surface, with integral oven and hob above and extractorfan, stainless
- **BATHROOM:** Panel enclosed bath with shower above, wash hand basin and WC, opaque window.
- **BEDROOM 1:** Fitted wardrobes,Radiator and fitted cupboards
- **BEDROOM:** Double glazed window, radiator

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Deposit and Administration Fees:

BEFORE YOU MOVE IN

SET UP FEE

£300 For Up To Two Tenants

- Referencing up to two tenants: identity, immigration and visa confirmation, financial credit checks, obtaining references from employers/landlords, any other relevant information to assess affordability.
- Contract negotiation (amending and agreeing terms) and arranging the tenancy and agreement

TENANCY SECURITY DEPOSIT

Variable Amount Depending On Property Size

- This will be protected in a Government-authorised Tenancy Deposit Scheme and may be returned at the end of the tenancy.

PET DEPOSIT

Returnable Additional Security Deposit Of 50% Of Monthly Rental Amount (Where Applicable)

- To cover the additional risk of property damage. This will be protected along with

FUTURE LANDLORD REFERENCE FEE

No Charge

- Collating information and preparing a reference for a future landlord or letting agent

UNPAID RENT/RETURNED PAYMENTS

Interest Charged At 5% Above Bank Of England Base Rate From Date Due

PROFESSIONAL CLEANING

£180 - £700 (Depending On Property Size)

FLAT 2 PARK LODGE, CHURCH ROAD, BOOKHAM

ADDITIONAL TENANT FEE

£50 Per Additional Tenant

- Processing the application, associated paperwork and referencing

your Security Deposit in a Government- authorised scheme

- Only charged where professional cleaning is necessary to return the property to the same condition as at the start of the tenancy

GUARANTOR FEE

£50 Per Guarantor (If Required)

- Covering credit referencing and preparing a Deed of Guarantee as part of the Tenancy Agreement

DURING YOUR TENANCY

(All Prices Include VAT)

AMENDMENT FEE: £100

- Contract negotiation, amending terms and updating your tenancy agreement during your tenancy

ACCOMPANIED CHECK-IN FEE

£85 - £150 (Depending On Property Size)

- Preparing an Inventory and Schedule of Condition of the property, explaining how appliances function and taking meter readings for utilities and services

RENEWAL FEE: £50

- Contract negotiation, amending and updating terms and arranging a further tenancy and agreement

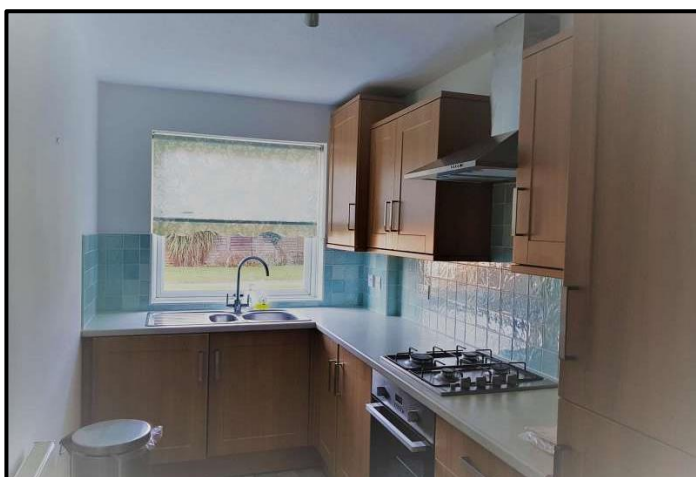
VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENTS HUGGINS EDWARDS & SHARP

Bookham Office: **01372 455244** lettings@hes-bookham.co.uk

Website: www.hugginsedwards.co.uk



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