

# 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](http://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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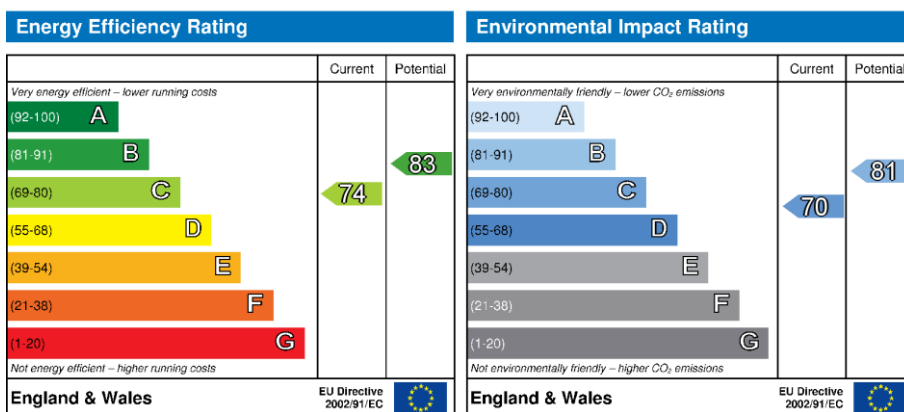
The accommodation with approximate room sizes is as follows:-

### 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 (CO<sub>2</sub>) 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

### GUARANTOR FEE

#### **£50 Per Guarantor** (If Required)

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

### 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

your Security Deposit in a Government- authorised scheme

### **DURING YOUR TENANCY**

#### AMENDMENT FEE: £100

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

#### RENEWAL FEE: £50

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

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

(All Prices Include VAT)

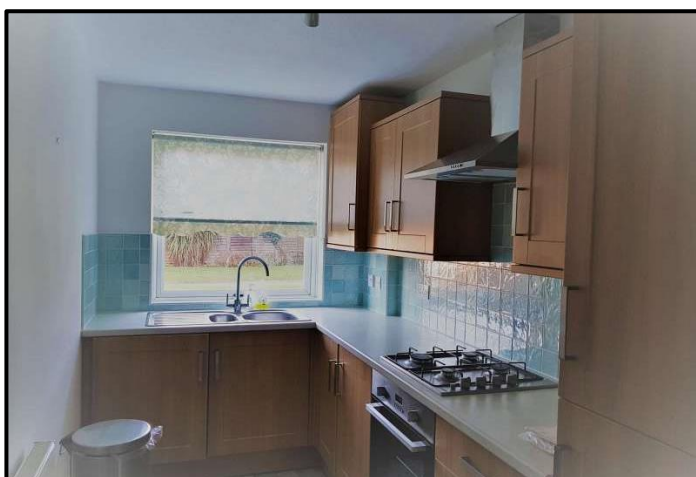
## VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENTS HUGGINS EDWARDS & SHARP

Bookham Office: **01372 455244** [lettings@hes-bookham.co.uk](mailto:lettings@hes-bookham.co.uk)

Website: [www.hugginsedwards.co.uk](http://www.hugginsedwards.co.uk)



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