



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

7 GREVILLE COURT BOOKHAM KT23 4DS



£1,295 PCM

A SPACIOUS TWO BEDROOM TERRACE HOUSE
UNDERGOING REDECORATION AND REFURBISHMENT
INCLUDING NEW DOUBLE GLAZED WINDOWS AND REFITTED
KITCHEN

SPACIOUS LOUNGE/DINING ROOM - 2 DOUBLE BEDROOMS
GAS C.H. - ATTRACTIVE GARDEN - PARKING
CUL DE SAC LOCATION CLOSE TO VILLAGE
DEPOSIT £1,840 • COUNCIL TAX BAND D

www.hugginsedwards.co.uk

7 GREVILLE COURT, BOOKHAM

Situated in a pleasant residential cul-de-sac within a short walk of Bookham's bustling High Street which has independent shops, a bank and two small supermarkets plus two village pubs and cafes. There are bus routes to both Leatherhead and Guildford and Bookham Station is about a mile away providing a regular service to London Waterloo in about 45 minutes. National Trust countryside surrounds the area with Box Hill being a particular attraction.

The property is a good size end terrace house with two double bedrooms. At present undergoing some refurbishment including redecoration, new double glazing and a refitted kitchen. The accommodation also comprises a spacious lounge/dining room with windows and French doors overlooking the garden and a first floor bathroom. There is gas central heating with radiators and parking.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **DOUBLE GLAZED STORM PORCH:** Glazed Entrance Door to:
- **ENTRANCE HALL:** Stairs to first floor.
- **SPACIOUS LOUNGE/DINING ROOM** 23'3" x 12'6" (7.09m x 3.81m): narrowing to 7'6" in the dining area. A double aspect room with window and French doors overlooking the rear garden. Deep understairs storage cupboard with fitted shelves, gas and electric meters. TV and telephone points, wall mounted thermostat. Door to:
- **KITCHEN** 9' x 8' (2.74m x 2.44m): This is to be refitted with new units.

FIRST FLOOR:-

- **LANDING:** Built in shelved airing cupboard housing lagged hot water tank with immersion heater. Access to insulated and lit loft.
- **BEDROOM 1** 13'9" x 9'7" (4.19m x 2.92m): A double aspect room with attractive outlook over the rear garden. Built in double hanging wardrobe with overhead storage, built in bulkhead storage cupboard. Telephone point.
- **BEDROOM 2** 13'3" x 9'3" (4.04m x 2.82m): Telephone point, attractive views over the rear garden.
- **BATHROOM:** with matching white suite of panel enclosed bath, wall mounted shower attachment and folding glazed shower screen, dual flush low level W.C., wash hand basin with cupboard under, mirror fronted medicine cabinet over, shaver point to side, part tiled walls, hand towel rail, frosted glazed window.

OUTSIDE:-

- **PARKING SPACE**
- **REAR GARDEN:** This is a lovely feature of the property with a full width paved patio area with lawn beyond and mature well stocked flower borders, steps lead down to a lower area approached by a shingle pathway with additional mature plants and shrubs. Gated side access.
- **TIMBER GARDEN SHED**

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FLOOR PLAN

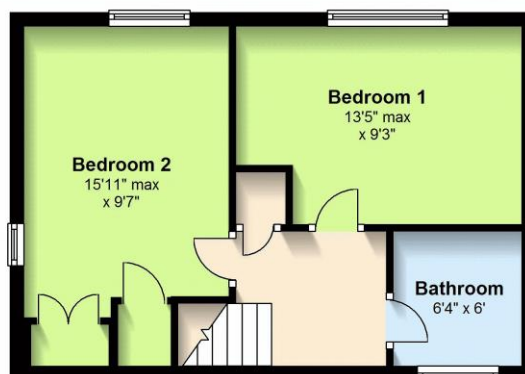
Ground Floor

Approx. 381.2 sq. feet



First Floor

Approx. 371.7 sq. feet



Total area: approx. 752.9 sq. feet

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92-100) A		89
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

Environmental Impact Rating

	Current	Potential
Very environmentally friendly – lower CO ₂ emissions		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly – higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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Notes:

Council Tax Band D £1652.12pa

Deposit and Administration Fees:

Note 1: Council Tax Band D

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.

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

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

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 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

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)

- 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**

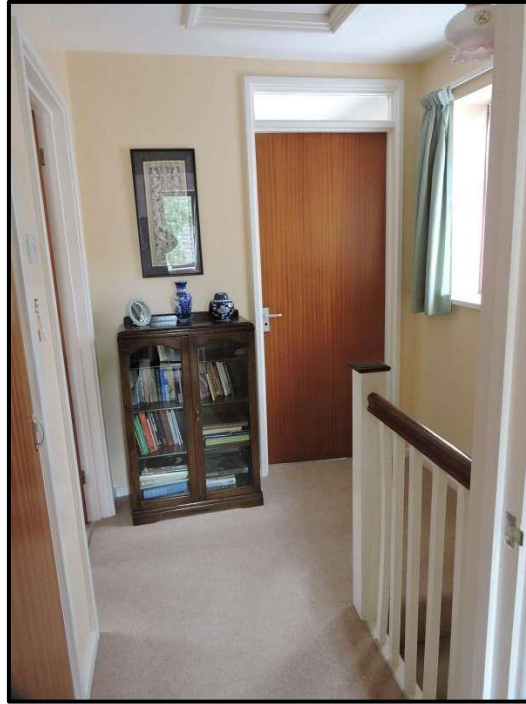
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