



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**

2 ALBERT COTTAGES EASTWICK ROAD GREAT BOOKHAM, KT23 4BA



£1,500 PCM

**A ONE/TWO BEDROOMED APARTMENT
PRETTY GARDEN WITH WATER FEATURE
CLOSE TO VILLAGE**

One/two bedrooms • Living Room with fireplace
Dining Room • Kitchen with white goods • Bathroom

www.hugginsedwards.co.uk

2 ALBERT COTTAGES, EASTWICK ROAD, GREAT BOOKHAM

2 ALBERT COTTAGES, EASTWICK ROAD, GREAT BOOKHAM

Situated just a short walk away from local shops, bus stops and Bookham village.

A very well presented spacious one/two bedroomed apartment.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

• ENTRANCE HALL

through to:-

- **SITTING ROOM** 20'8" x 11'9" (6.30m x 3.58m): with strip wood flooring and brick fireplace.
- **DINING ROOM** 16'9" x 9'9" (5.11m x 2.97m): with ceramic tiled floor.
- **KITCHEN** 16'9" x 6' (5.11m x 1.83m): with beech coloured units, built in electric cooker and inset four ring hob with extractor hood, fridge, washing machine. Sliding doors to garden, tiled flooring and hatch to small loft.
- **BEDROOM** 16'9" x 9'2" (5.11m x 2.79m): with Vanity unit, wash hand basin, chest of drawers, matching wall unit with light and mirror. Double wardrobe and double bed.
- **BATHROOM**: with white suite of wash hand basin, WC and bath with Aquilisa shower over. Extractor fan, gas fired boiler for hot water and central heating

OUTSIDE:-

- **GARDEN**: to the rear, well screened with paved base and water feature.
- **PARKING**: on street parking.

Deposit and Administration Fees:

Note 1: All bills are included in the price except for telephone bills.

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)

2 ALBERT COTTAGES, EASTWICK ROAD, GREAT BOOKHAM

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



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER 07165611. REGISTERED OFFICE: 11-15 HIGH STREET, BOOKHAM, SURREY, KT23 4AA. REGULATED BY RICS. HES RESIDENTIAL LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.



2 ALBERT COTTAGES, EASTWICK ROAD, GREAT BOOKHAM

