

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**

**12 PELHAM COURT
PELHAM WAY
BOOKHAM, KT23 4PR**



£750 PCM

A Well Presented 1st Floor Studio Flat.
Separate Kitchen.
Gas Central Heating With Radiators.
Double Glazing.

www.hugginsedwards.co.uk

12 PELHAM COURT, PELHAM WAY, BOOKHAM

Situated in a pleasant quiet residential cul-de-sac just a short walk from Bookham's bustling High Street, which offers very good shopping facilities, a library and local doctor's surgeries. There are bus routes nearby and a Railway Station and access to the M25 (Junction 9) is found at Leatherhead which is about 2 miles away.

A bright and spacious first floor unfurnished studio flat with separate well equipped kitchen, bathroom, L-shaped bed-sitting-room. Double glazed window units and gas central heating with radiators.

The accommodation with approximate room sizes is as follows:-

OUTSIDE:-

- **BETTER FRONT**
- **FRONT**

GROUND FLOOR:-

- **COMMUNAL ENTRANCE HALL.:** Security Entrance System to communal hall and stairs to first floor.
- **ENTRANCE HALL.:** Own front door to entrance hall, entry phone. Radiator and doors to bathroom and bedsitting room.
- **KITCHEN.:** Completely refitted with light Beechwood coloured floor and wall units. Fully equipped with gas cooker, fridge, washing machine and gas fired central heating boiler for hot water and central heating with radiators. Double glazed window unit and flooring.
- **BED-SITTING ROOM.:** Redecorated in neutral tones with new carpet and double glazed window unit - L-shaped with storage cupboard.
- **BATHROOM.:** Refitted with white bathroom suite comprising bath with mixer taps and shower attachment, wash hand basin, WC. Vinyl flooring.

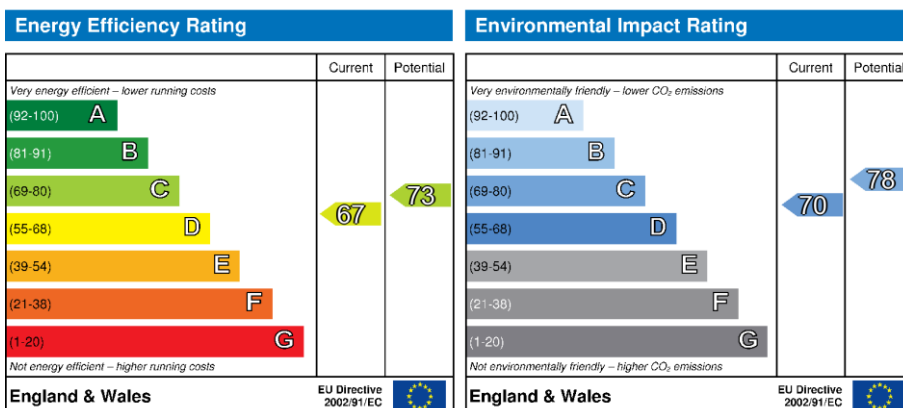
OUTSIDE:-

- **GARDEN**
- **PARKING**

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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

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-authorized 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-authorized 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

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

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Website: www.hugginsedwards.co.uk



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