



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

1 GROVE ROAD
SUTTON
SM1 1BB
020 8642 2266

CHARTERED
SURVEYORS

RESIDENTIAL &
COMMERCIAL
ESTATE AGENTS

RESIDENTIAL
LETTINGS

COMMERCIAL
PROPERTY
MANAGEMENT

VALUERS &
DEVELOPMENT
CONSULTANTS

44 PROCTOR GARDENS GREAT BOOKHAM KT23 4BY



£950 PCM

PURPOSE BUILT GROUND FLOOR FLAT • CLOSE TO VILLAGE

Refitted Kitchen with New Appliances
Freshly Redecorated Throughout. • Lounge/Dining Room
Two Good Good Sized Bedrooms • Bathroom • Night Storage Heating
Must Be Viewed

www.hugginsedwards.co.uk

44 PROCTOR GARDENS, GREAT BOOKHAM

SITUATED about half a mile from Bookham Village Centre, which offers a comprehensive range of local shops including two Supermarkets, a Health Centre, several Dental Surgeries, Post Office, Public Library and Village Hall. This pleasant residential area is served by a selection of schools catering for all age groups, Churches of various denominations, main bus routes and Leatherhead main line station provides regular services into Central London (Waterloo/Victoria).

A Spacious purpose built two bedroomed Ground Floor Flat. Located close to Bookham Village. The property was refurbished two years ago with new carpets to the spacious double aspect lounge and the two bedrooms. The kitchen was refitted with smart high gloss grey floor and wall units and matching worktops with appliances. There is ample parking for the flat.

The accommodation with approximate room sizes is as follows:-

GROUND FLOOR:-

- **RECEPTION HALL:** with deep built-in shelved storage cupboard, built-in shelved airing cupboard housing lagged cylinder with immersion heater, slatted shelving, telephone point, lightwood flooring, downlighting, dimmer switch.



- **DOUBLE ASPECT LOUNGE** 17'6" x 9'10" (5.33m x 3m): with Double Glazed windows, new beige carpets, new night storage heater, t.v. point, Dimplex night storage heater, two dimmer switches.



- **KITCHEN** 9'9" x 7' (2.97m x 2.13m): Refitted with new pale grey fronted floor units under granite effect worktops and matching wall units. All new appliances including washing machine, tumble dryer, fridge freezer and electric cooker. New vinyl flooring.

- **BEDROOM ONE** 12'6" x 11'6" (3.81m x 3.50m): (front aspect) with new electric heater, Double glazed window, New Beige Carpet, dimmer switch, t.v. and telephone points. Large double wardrobe.

- **BEDROOM TWO** 11' x 9'10" (3.35m x 3m): (side aspect) with electric panel heater, New beige Carpet, range of fitted double hanging wardrobes, t.v. and telephone points, dimmer switch.

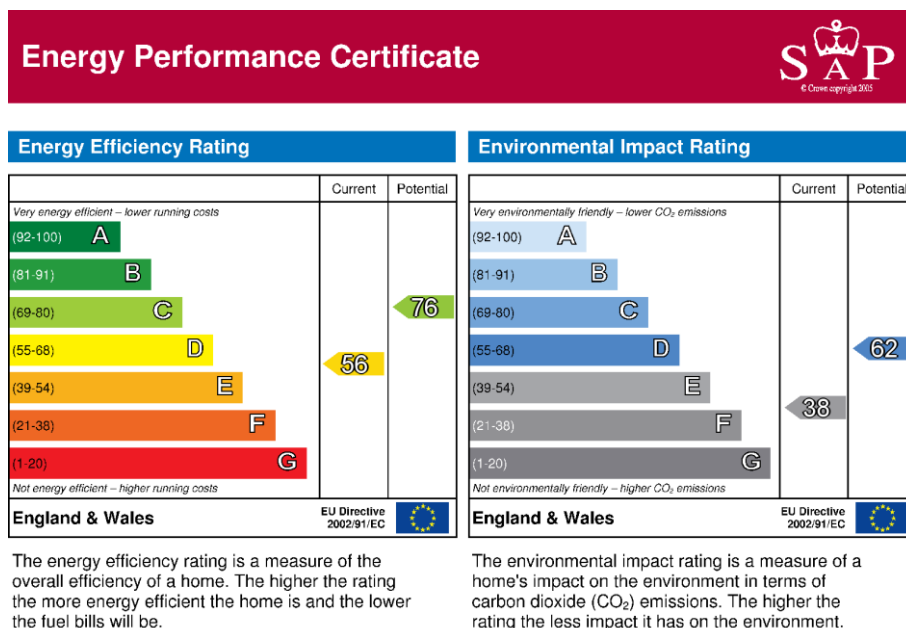
- **BATHROOM:** with matching suite comprising panel enclosed bath with Victorian style mixer tap and hand shower attachment, with wall mounted shower and shower curtain rail, pedestal wash hand basin with fitted glass shelf, mirror and light with shaver point above, underfloor electric heating, fully tiled walls, downlighting, low level w.c, heated hand towel rail, frosted double glazed window.

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OUTSIDE:-

- COMMUNAL GARDENS
- BRICK BUILT STORAGE SHED.
- AMPLE PARKING

ENERGY PERFORMANCE CERTIFICATE



Deposit and Administration Fees:

Note 1: Council Tax Band C .

BEFORE YOU MOVE IN

HOLDING DEPOSIT

Maximum of one week of the property's rent (annual rent divided by 52)

- The property will be taken off the market on receipt of the holding deposit
- Tenants have 15 days to enter into the Tenancy agreement though this can be extended by written agreement between the parties
- Holding deposits can be retained where the applicant(s):
 - o fails the right to rent check
 - o provides false or misleading information which materially affects their suitability as a tenant
 - o decides not to proceed with the Tenancy or 'fails to take all reasonable steps' to enter into the Tenancy
- Holding deposits will be returned where:
 - o The applicant(s) sign(s) up as a Tenant
 - o If the landlord or agent decide not to let to the tenant (other than in the circumstances noted above)
 - o If the tenancy is not signed within 15 days and no extension has been agreed in writing

Where the applicant enters into a Tenancy agreement and would like to offset the holding deposit against the first month's rent the applicant/tenant will need to confirm this in writing.

TENANCY SECURITY DEPOSIT

Maximum of five weeks rent where rent below £50,000 per annum

Maximum of six weeks rent where rent above £50,000 per annum

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

DURING YOUR TENANCY

AMENDMENT OR VARIATION FEE: £50 or the reasonable costs of Landlord or letting agent if higher

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

EARLY TERMINATION FEE: £50 or the reasonable actual loss incurred by the Landlord or letting agent if higher

- 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 3% Above Bank Of England Base Rate From 14 Days After The Rent Due Date

LOST KEYS OR OTHER SECURITY DEVICE

Cost of the replacement

(All Prices Include VAT)

44 PROCTOR GARDENS, GREAT BOOKHAM

Directions: From our offices in Bookham High Street turn left onto the A246 Guildford Road and then first left at the traffic lights into Eastwick Road. Take the first turning left into Proctor Gardens and No. 44 will be found in the second block at the end of Proctor Gardens on the right-hand side.

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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