

**TO LET**



## **BEAUTIFULLY PRESENTED FIRST FLOOR FLAT**

**Two Bedrooms**

**Luxury Kitchen to Include Appliances**

**New Modern Bathroom Suite**

**Newly Refurbished**

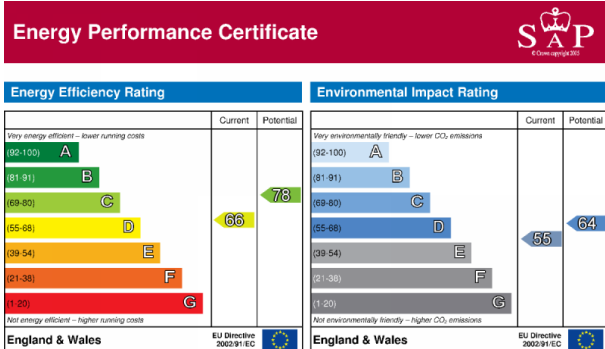
**Excellent Decorative Order**

**New Carpets Throughout**

**Communal Gardens • Allocated Parking**

**Loft Space**

Beautifully refurbished two bedroom first floor flat. Offering neutral decoration throughout, this property boasts a newly fitted kitchen which includes new washing machine, dishwasher, oven and fridge freezer, a new modern bathroom suite, two good sized bedrooms and loft space perfect for storage. The property has allocated and also visitors parking. Located within a mile of Bookham High Street and a short walk to Bookham train station. The property is surrounded by an abundance of stunning countryside ready to



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.

## FIRST FLOOR

**LIVING ROOM** 16' x 10'4" (4.88m x 3.15m)

Newly decorated and carpeted

**BEDROOM 1** 12'9" x 10'1" (3.89m x 3.07m)

Newly decorated and carpeted

**BEDROOM 2** 9'5" x 6'10" (2.87m x 2.08m)

Newly decorated and carpeted

**KITCHEN** 9'5" x 7' (2.87m x 2.13m)

Brand new high quality white fitted kitchen. Appliances include new fridge freezer, washing machine, dishwasher and electric oven with hob.

**BATHROOM**

Brand new white fitted bathroom suite with electric shower over bath and an additional hand held shower

**HALLWAY**

Newly carpeted and decorated hallway with a built in shelved airing cupboard. Access via fold away loft ladder to boarded loft with light.

**LOFT**

Boarded loft with ladder access

Further information on Deposit and Administration Fees available at [www.hugginsedwards.co.uk/rental\\_information](http://www.hugginsedwards.co.uk/rental_information)

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SHARP**

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