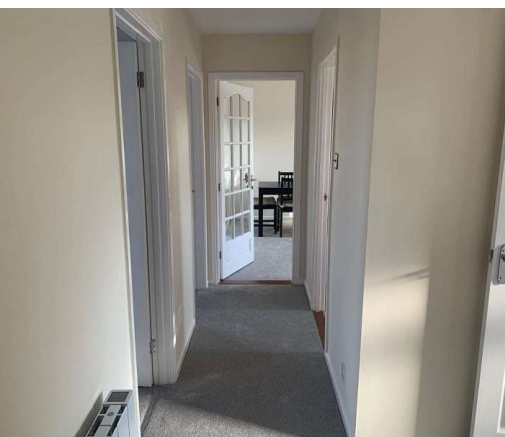


TO LET



A VERY SPACIOUS FURNISHED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT

**BRAND NEW CARPETS AND FRESHLY DECORATED THROUGHOUT
IN QUIET CUL-DE-SAC CLOSE TO VILLAGE & LOCAL AMENITIES**

Spacious Well Proportioned Lounge

Modern Kitchen with brand new appliances

Two Large Double Bedrooms

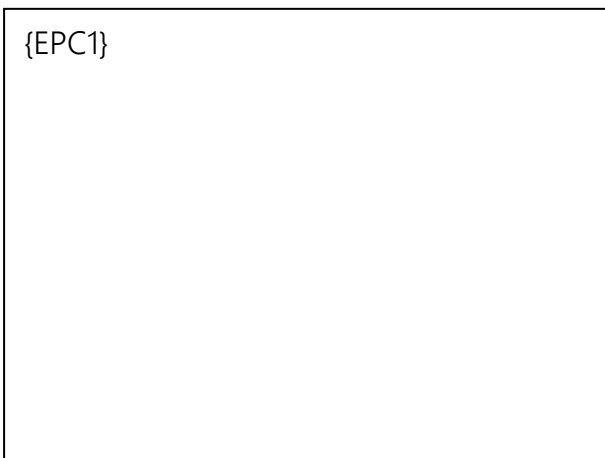
Re-Fitted Fully Tiled Bathroom with brand new separate Shower

Brand new double glazed windows throughout

New State Of The Art Ceramic Heaters With Wifi Control

Available December

The property is A VERY SPACIOUS AND ATTRACTIVELY PRESENTED FIRST FLOOR APARTMENT which has been decorated throughout with brand new carpets. Ideally located in a small quiet cul-de-sac close to the Village, Polesdon Lacey and many other amenities. The accommodation comprises a large Reception Hall, a well proportioned spacious lounge, re-fitted modern Kitchen and two



FIRST FLOOR

Half glazed panelled entrance door to:

SPACIOUS RECEPTION HALL

with wall mounted new state of the art ceramic heaters with WIFI control, built-in shelved storage cupboard housing new Mega-Flo system.

LOUNGE 16'7" x 11' (5.05m x 3.35m)

a beautifully proportioned spacious room with t.v. and telephone points, central pendant light, fully furnished with large sofa (can be made into double sofa bed for guests)

EXCELLENT MODERN KITCHEN 11'6" x 7'3" (3.50m x 2.21m)

comprising 1½ bowl single drainer stainless steel sink unit with mixer tap inset in laminated woodstrip effect work surface, cupboard under, comprehensive range of matching off white floor and wall units providing ample storage, brand new washing machine, dishwasher and dryer. Hotpoint ceramic hob unit with stainless steel cooker hood over, Hotpoint stainless steel fan assisted electric oven/grill, part tiled walls and woodstrip effect laminate flooring.

BEDROOM 1 14'6" x 10'7" (4.42m x 3.23m)

a lovely spacious double bedroom with wall mounted state of the art ceramic heater with wifi control, two built-in floor to ceiling single hanging wardrobes with mirror fronted doors and tall central dresser unit.

BEDROOM 2 10'6" x 9'6" (3.20m x 2.90m)

a good size double bedroom with built-in floor to ceiling hanging and shelved wardrobe cupboard with sliding doors, wall mounted ceramic heater with wifi control.

FULLY TILED BATHROOM/SHOWER ROOM

with matching white four piece suite comprising large tiled corner bath with mixer tap, brand new shower cubicle.

OUTSIDE

ALLOCATED PARKING SPACE

COMMUNAL GARDENS

Council Tax Band C

Further information on Deposit and Administration Fees available at www.hugginsedwards.co.uk/rental_information

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE AGENTS HUGGINS EDWARDS &
SHARP**

BOOKHAM LETTINGS OFFICE

11-15 HIGH STREET, BOOKHAM, KT23 4AA

01372 455244

lettings@hes-bookham.co.uk



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGIST 07165611. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HES RES OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CO ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART (DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPA RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF

www.hugginsedwards.co.uk

