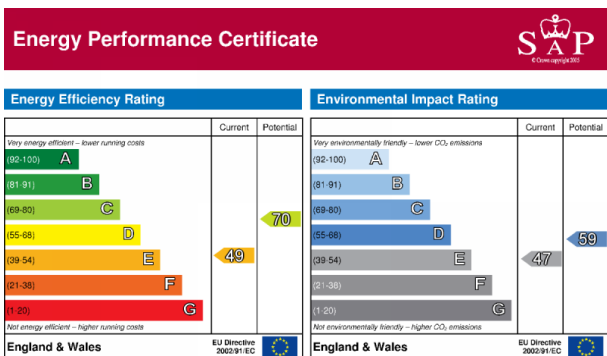


**TO LET**



**Purpose Built Flat • Communal Gardens  
One Bedroom • Village Location  
Bathroom • Kitchen • Lounge/Dining Room  
Good Decorative Order  
Fully Double Glazed  
Contact The Agent For Viewing**

A GROUND FLOOR FLAT situated in the heart of Bookham Village with direct access to Bookham High Street. The accommodation comprises Entrance Hall with good storage cupboards, lounge, modern fitted kitchen with white goods, a double bedroom with fitted wardrobes, modern fitted kitchen with white goods and bathroom with electric shower. Allocated parking.



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.

## GROUND FLOOR

**LOUNGE** 16'3" × 12'1" (4.95m × 3.68m)

Electric heater, tv and phone points. Double Glazed window. BT home hub installed for broadband access.

**ENTRANCE HALL**

Large double storage cupboard.

**KITCHEN**

White floor and wall units, granite effect worktop, integrated electric oven, inset 4 ring electric halogen hob, Hoover washing machine, extractor hood, fridge and freezer, double glazed window.

**INNER HALL**

Airing Cupboard, hot water tank with programmer and immersion for hot water.

**BEDROOM** 11'3" × 9'9" (3.43m × 2.97m)

Double wardrobe mirror fronted, double glazed window, and aerial point.

**BATHROOM**

Modern white suite of panel enclosed bath, wc, and wash hand basin, heated towel rail and white wall tiling, medicine cabinet and double glazed window.

## OUTSIDE

**ALLOCATED PARKING**

Allocating Parking

ADMINISTRATION CHARGE : £300 incl VAT - Which includes referencing for up to 2 people and the tenancy agreement fee. Any further tenants will be charged £50.00 + VAT per tenant.  
(Please note this is non-refundable )

DPS DEPOSIT : One and a half months Rent.

IF PERMISSION IS GIVEN FOR A PET : Monthly Rent x 2 will be charged as a Deposit.

INVENTORY CHECK-IN FEE: From £95.00 dependent on size of property.

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

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



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