

**TO LET**



**HOLDING DEPOSIT (1 WEEKS RENT) - £295.00**

**DEPOSIT (5 WEEKS RENT) - £1494.00**

**EPC - D • COUNCIL TAX BAND - C**

**Beautifully Presented First Floor Flat**

**Two Bedrooms**

**Modern Kitchen to Include Appliances**

**Modern Bathroom Suite**

**Excellent Decorative Order**

**Communal Gardens • Allocated Parking**

**Loft Space**

Beautifully presented two bedroom first floor flat which was recently refurbished. Offering neutral decoration throughout, this property boasts a modern fitted kitchen which includes washing machine, dishwasher, oven and fridge freezer, a 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.

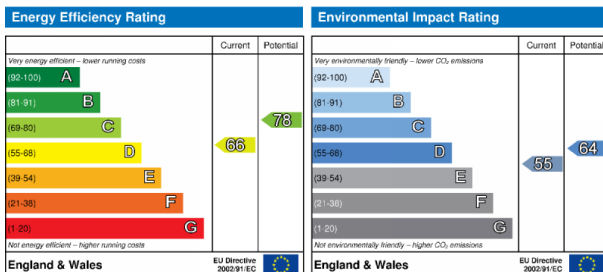


**HUGGINS  
EDWARDS  
& SHARP**

**MERRYLANDS COURT, GREAT BOOKHAM, KT23 3HN**  
**£1,295 PCM**



## 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## FIRST FLOOR

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

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

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

**KITCHEN** 9'5" × 7' (2.87m × 2.13m)

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

## BATHROOM

Modern white fitted bathroom suite with electric shower over bath and an additional hand held shower.

## HALLWAY

Recently 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)

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

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