

**TO LET**



**EPC - D • COUNCIL TAX BAND - C**  
**HOLDING DEPOSIT (1 WEEKS RENT) - £288.00**  
**DEPOSIT (5 WEEKS RENT) - £1442.00**

Spacious Two bedroom first floor apartment situated in a semi-rural location within easy reach of Bookham Train station and Village. Accommodation includes Entrance hall, Lounge, Kitchen, two bedrooms and bathroom. Allocated parking.



**Energy Performance Certificate** Energy Rating **D**

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

**FIRST FLOOR**

ENTRANCE HALL

LIVING ROOM 16' x 10'6" (4.88m x 3.20m)

KITCHEN 9'6" x 7' (2.90m x 2.13m)

BEDROOM 1

BEDROOM 2

BATHROOM

**GROUND FLOOR**

ALLOCATED PARKING

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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