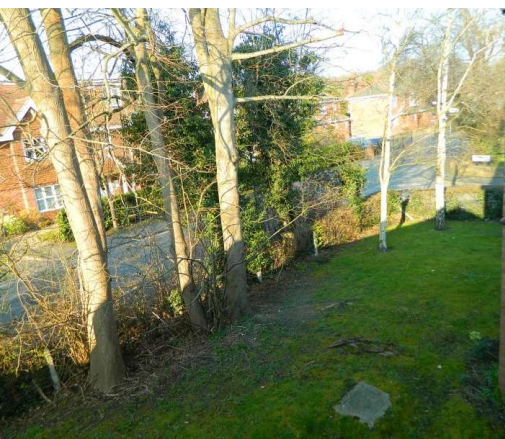
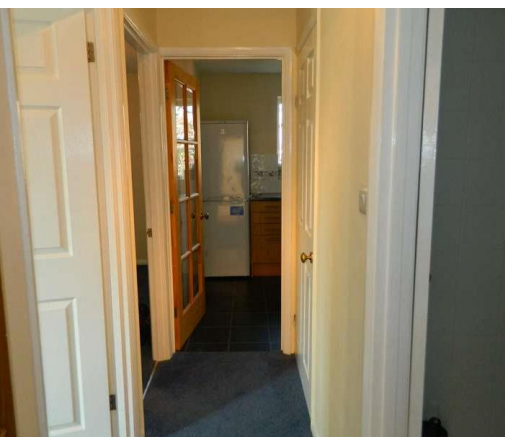


TO LET



Holding Deposit (one Weeks Rent) - £288.00

Deposit (5 Weeks Rent) - £1442.00

EPC - D • Council Tax Band - C

A light and well presented first floor flat just a minutes walk from the rail station, freshly redecorated with lounge, double bedroom kitchen and shower-room, double glazing and parking.



**HUGGINS
EDWARDS
& SHARP**

BOOKHAM COURT, CHURCH ROAD, BOOKHAM, KT23

3ET

£1,250 PCM



Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		81
69-80	C		
55-68	D	60	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR

COMMUNAL ENTRANCE HALL

Front and Rear entry doors with security entry system. Stairs to first floor and own Flat 12 door.

FIRST FLOOR

ENTRANCE HALL

Security entry phone. Blue carpet. Full height deep storage cupboard measuring 6' x 2'9". Hot water tank with fitted immersion heater and cold water storage tank.

Fitted shelving and retractable clothes line.

LOUNGE/DINING ROOM 16'1" x 11'2" (4.90m x 3.40m)

Wide window overlooking the gardens with mature trees. Continuation blue carpet.

Electric heater. Corner sofa, matching armchair and coffee table available if required.

KITCHEN 9'6" x 8' (2.90m x 2.44m)

Refitted with a range of wood effect floor and wall units with granite effect worktops. 4 ring halogen hob, Built in electric oven, Hotpoint washing machine. Indesit fridge/freezer, brown Asterite sink unit and drainer with mixer taps. Spot light fitting and vinyl flooring.

DOUBLE BEDROOM 16'1" x 11'2" (4.90m x 3.40m)

Large built in double mirror fronted wardrobe cupboard with hanging rail, shelving, drawer unit. Double bed with Silentnight mattress available.

Electric heater, blue carpet.

SPACIOUS SHOWER ROOM 8'9" x 6' (2.67m x 1.83m)

A very spacious room refitted with modern white sanitary ware comprising pedestal wash hand basin, WC and large shower cubicle with sliding door, wall tiling and thermostatically controlled shower.

ALLOCATED PARKING

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**

LEATHERHEAD LETTINGS OFFICE

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