



Christies Residential are pleased to offer to let this double bedroom first/top floor flat which has recently been updated. The property is situated within walking distance of Bookham Station and benefits from:

**NEW FITTED KITCHEN
15'6 X 11' 3" LIVING ROOM
16' BEDROOM
LARGE BATHROOM
NEW ELECTRIC HEATING & DOUBLE GLAZING
RESERVED & VISITOR PARKING BAYS
OFFERED: UNFURNISHED
AVAILABLE: IMMEDIATELY**

**Bookham Court, Church Road,
Bookham, KT23 3ET**

Rental: £1200 PCM

Communal Entrance
With stairs to upper floors

Entrance Hall
Via wood door. Security entry phone. Large airing cupboard housing water tank with immersion. New carpet.

Living Room
15.6" X 11.3" (4.75m X 3.44m)
Dual aspect double glazed windows. Electric heater. New carpet.

Fitted Kitchen
8.1" X 6.9" (2.47m X 2.1m)
Double glazed window. Range of new fitted wall & base units with inset 1 & 1/2 stainless steel sink. New freestanding electric cooker, fridge/freezer & washing machine. Part tiled walls. Vinyl floor.

Double Bedroom
16.8" X 8.1" (5.12m X 2.47m)
Double glazed window. New carpet.

Family Bathroom
8.1" X 6.9" (2.47m X 2.1m)
Matching white suite comprising: panel enclosed bath with wall mounted mixer shower, wash hand basin & low level WC. Fitted mirror & shaver point. Extractor fan. Vinyl floor.

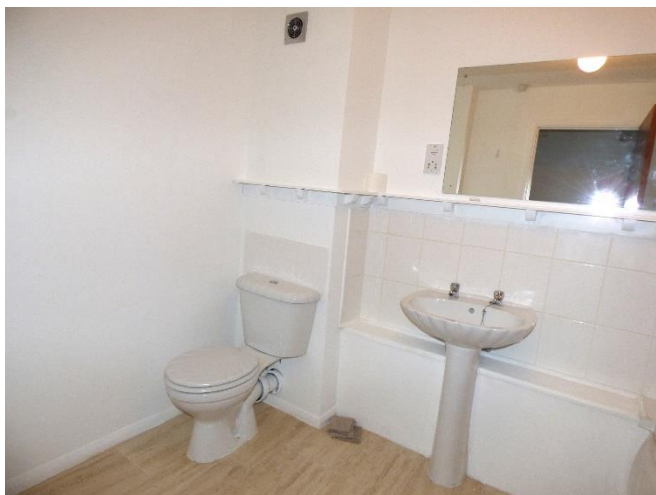
Reserved Parking Bay
Number 39

Communal Gardens
LOCAL AUTHORITY
Mole Valley District Council

COUNCIL TAX
Tax Band C

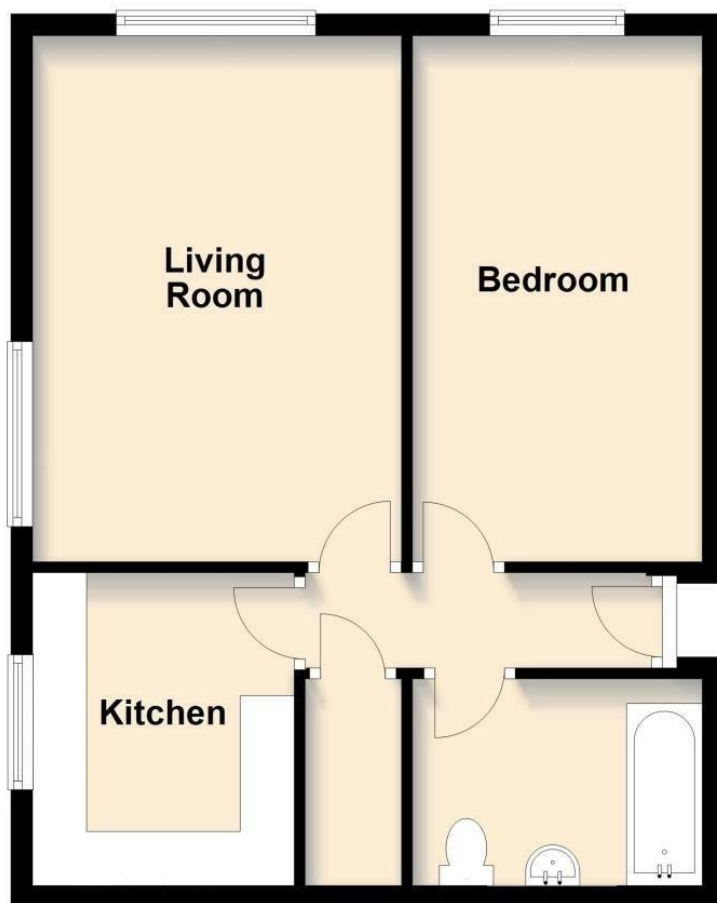
HEATING
Electric





First Floor Flat

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



IMPORTANT NOTES - PLEASE READ These particulars are for guidance only and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose and the mention of any appliances and services within these details does not imply that they are in full and efficient working order. Please ask for clarification on any point that may concern you and check the availability of this property before travelling any distance to view and please advise us if you cannot make an appointment or if you are now suited or if your requirements have altered in any way. Council Tax and utility accounts will be the responsibility of the tenant, unless stated otherwise including: water/sewerage, gas, electric, telephone, broadband, television licence, installation of cable/satellite (if permitted and applicable) and any subscription to cable/satellite provider.



lettings@christiesmail.co.uk

sales@christiesmail.co.uk

1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, Surrey, KT22 9PY

www.christiesresidential.co.uk

Telephone: 01372 362555

TENANT FEES SCHEDULE



NEW ASSURED SHORTHOLD TENANCIES (ASTs) SIGNED ON OR AFTER 1 JUNE 2019

www.christiesresidential.co.uk

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Security Deposit (per tenancy. Rent under £50,000 per year)

Five weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Security Deposit (per tenancy. Rent of £50,000 or over per year)

Six weeks' rent.

This covers damages or defaults on the part of the tenant during the tenancy.

Unpaid Rent

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

Lost Key(s) or other Security Device(s)

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

Variation of Contract (Tenant's Request)

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

Change of Sharer (Tenant's Request)

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

Early Termination (Tenant's Request)

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Please ask a member of staff if you have any questions about our fees.

CLIENT MONEY PROTECTION:

www.propertymark.co.uk

propertymark

INDEPENDENT REDRESS:

www.theprs.co.uk

**Property
Redress**