



**2 DOUBLE BEDROOMS  
NEW FLOORING  
SECLUDED 40' x 20' GARDEN  
OFFERED: UNFURNISHED**

**NEW ROOF, SOFFITS & GUTTERS  
NEW FITTED KITCHEN  
ONLY ON ROAD PARKING  
AVAILABLE: IMMEDIATELY**

**Christies Residential are pleased to offer for let this refurbished 2 double bedroom first floor Maisonette, situated within walking distance of Bookham High Street.**

**Guildford Road, Bookham, Surrey,  
KT23 4JH**

**Rental: £ 1400 PCM**

## **New Roof, Soffits & Gutters**

## **Gas Central Heating Via Radiators**

## **Covered Porch**

### **Entrance Hall**

Via double glazed door to side of the flat. Stairs with new carpet to:

### **First Floor Landing**

Double glazed flank window. Grey laminate flooring.

### **Loft Space**

Via pull down ladder. With light.

### **Living Room**

**16' 3" X 12' 4" (4.95m X 3.76m)**

Double glazed. Feature fireplace with gas point (currently blocked off) Grey laminate flooring.

### **New Fitted Kitchen**

**10' 4" X 9' 9" (3.15m X 2.97m)**

Dual aspect double glazed windows. Range of wall & base units with inset stainless steel sink. New freestanding electric cooker, fridge/freezer & washing machine. Cupboard housing wall mounted combi boiler. Grey laminate floor.

### **Bedroom 1**

**14' 9" X 12' 4" (4.50m X 3.76m)**

(Measured to widest point) Double glazing. Fitted double wardrobe. Grey laminate flooring.

### **Bedroom 2**

**12' 3" X 11' 8" (3.73m X 3.56m)**

Double glazed window. Fitted double wardrobe. Grey laminate flooring.

### **Family Bathroom**

Obscure double glazed window. Matching white suite comprising: panel enclosed bath with wall mounted mixer shower & screen, pedestal wash hand basin & low level WC. Mainly tiled walls with fitted mirror. Full length storage cupboard. Grey laminate flooring.

## **OUTSIDE**

### **Private Garden**

**40' 0" X 20' 0" (12.19m X 6.10m)**

(Approx) Via gate to side of property. Patio. Mature bushes & shrubs.

## **COUNCIL TAX**

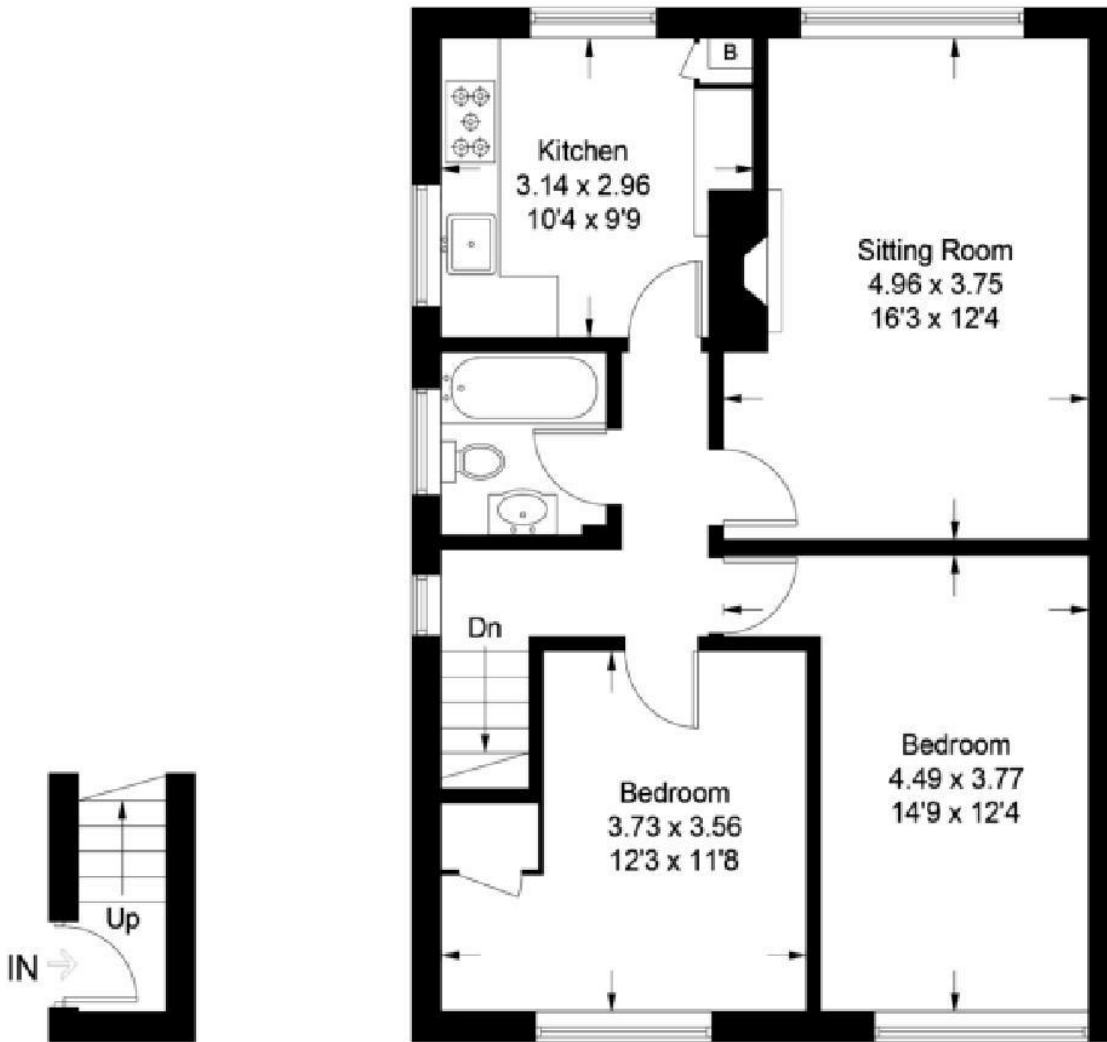
Mole Valley – Tax Band D





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>	68	75
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Approximate Gross Internal Area = 65.8 sq m / 708 sq ft



**Ground Floor**

**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID669423)

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**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.



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# TENANT FEES SCHEDULE



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

[www.christiesresidential.co.uk](http://www.christiesresidential.co.uk)

<b>Holding Deposit (per tenancy)</b>	<b>One week's rent.</b> 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).
<b>Security Deposit (per tenancy. Rent under £50,000 per year)</b>	<b>Five weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Security Deposit (per tenancy. Rent of £50,000 or over per year)</b>	<b>Six weeks' rent.</b> This covers damages or defaults on the part of the tenant during the tenancy.
<b>Unpaid Rent</b>	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.
<b>Lost Key(s) or other Security Device(s)</b>	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).
<b>Variation of Contract (Tenant's Request)</b>	<b>£50 (inc. VAT) per agreed variation.</b> To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.
<b>Change of Sharer (Tenant's Request)</b>	<b>£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher.</b> 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.
<b>Early Termination (Tenant's Request)</b>	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](http://www.propertymark.co.uk)

**propertymark**

### INDEPENDENT REDRESS:

[www.theprs.co.uk](http://www.theprs.co.uk)

**PRS** Property  
Redress  
Scheme