

TERRA COTTA

Independent Estate Agents

7 Park Drive, Bramley, Surrey GU5 0JY



A well presented family home offering accommodation to include a sitting room with feature fireplace & patio doors leading out to the front garden, a separate dining room, a good size kitchen with new worktops, separate utility area, study, downstairs wc, 2 double bedrooms (master with ensuite shower room), 3rd single bedroom, newly fitted family bathroom (with bath & hand held shower), nearby garage & front & rear gardens. The property has just been redecorated throughout, with new blackout blinds in all the bedrooms, light fittings etc. Situated at the end of a no through road, within a short walk of sought after local schools & Bramley village, which also has an excellent selection of shops, pubs & restaurants & is located within 3 miles of Guildford (with mainline station to London). This property also provides easy access to the A3, Cranleigh & Horsham.

Directions :

From Bramley High Street, proceed on the A281 away from Guildford, towards Horsham. As the road bears round to the left, turn right into Park Drive, 1st left into the continuation of Park Drive, park your car, then walk along the pathway past garages & No. 5, where you will find No. 7 in front of you, slightly to the right.

Price £1,850 pcm Unfurnished

Terra Cotta (Estate Agents) Ltd

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Please call 01483 205150 to arrange a viewing



COUNCIL TAX BAND - F

WHAT ARE THE COSTS IF I WANT TO PROCEED ?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total)
On Start Date : £1500 Rent

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every care has been taken in preparing these particulars, details have been provided by the Landlord/Head Agent. Terra Cotta cannot be held responsible for any misstatement, error or omission.