

# CAMLET PROPERTIES

INDEPENDENT ESTATE AGENT



## STATION HILL COOKHAM

An extremely well presented 2 bedroom first floor apartment with the added benefit of gas fired central heating, newly fitted and equipped kitchen and bathroom, private courtyard garden and allocated off street parking space. This property is situated within the centre of Cookham Rise giving immediate access to British Rail station into London (approx 35 minutes). **AVAILABLE END OF JUNE.**

**£900 pcm**

[www.camlet-properties.com](http://www.camlet-properties.com)



Before the commencement of the tenancy, you will be required to make the following payments which must be made by BANKERS DRAFT, BUILDING SOCIETY CHEQUE OR CASH, PERSONAL CHEQUES WILL NOT BE ACCEPTABLE UNLES PAID 10 DAYS IN ADVANCE.

- 1) **£250.00** holding deposit prior to obtaining references.
- 2) £75.00 per tenant administration fee.
- 3) Share of Inventory Check fees (Cost varies dependent on property size and furnishings) .
- 4) The first month's rent in advance.
- 5) A deposit equal to 1.5 x monthly rent. (Not held against unpaid rent).
- 6) All properties are offered exclusive of all services unless specified otherwise.
- 7) Please note that all tenancies are subject to contract, satisfactory references and the Landlords' final approval.

#### **VIEWING STRICTLY BY APPOINTMENT WITH THIS AGENCY**

The property above is offered Subject to Contract and Satisfactory References. All tenants are required to pay administration fees, rent in advance, inventory charges and dilapidations deposit. These particulars have been produced in good faith as a general guide and do not constitute or form part of an offer or contract. Whilst the particulars are believed to be correct, they are not guaranteed by the Landlord or the Landlord's agents 'Camlet Properties Ltd' and no employee of 'Camlet Properties Ltd.' has the authority to make or give any representation or warranty in relation to the property. 'Camlet Properties Ltd. strongly advise prospective tenants to satisfy themselves by inspection or otherwise to the accuracy of the details contained within these particulars.

**Contact: 01628 533342 or [sales@camlet-properties.com](mailto:sales@camlet-properties.com)**

**1 STATION HILL, COOKHAM, BERKS, SL6 9BT**

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