



Withey Meadows Hookwood RH6 0AZ

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



**JAMES DEAN**  
ESTATE AGENTS

JamesDean are pleased to offer this one double bedroom first floor maisonette located in Hookwood.

The property is offered in very good order and comprises: private entrance, good size lounge/diner, kitchen with appliances, family bathroom with shower, double glazed, allocated parking.

Offered to the market unfurnished.



Five-week security deposit: £1,326.92

EPC Rating: C

Council Tax band: B - Mole Valley

Twelve-month tenancy with a six-month break clause

Household income: £34,500 pa

Parking arrangements: Allocated for one car

Furnishings: Unfurnished

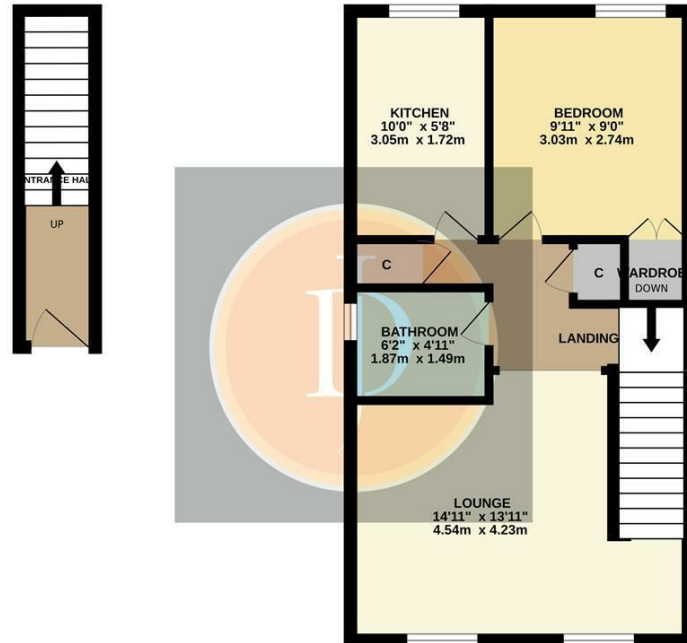
**£1,150 Per Calendar Month**



## Floor plan

GROUND FLOOR  
49 sq ft (4.5 sq m) approx.

1ST FLOOR  
401 sq ft (37.3 sq m) approx.



TOTAL FLOOR AREA - 450 sq ft (41.8 sq m) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	59
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

### Key information

**Viewing:** Strictly By Appointment

### Fees

Please see below for fees relating to this property.

### Reservation Fee

To secure a property through us you will be required to pay a weeks rent as a reservation fee. This takes the property off the market and starts the referencing process.

### Move In Balance

On the day of move in you will be required to pay the remaining move in balance. This is as follows:

**First Months Rent:** £1,150 Per Calendar Month

**Security Deposit:** £1,326

Any questions please call your local branch.



# JAMES DEAN

ESTATE AGENTS

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.