



Water Lane, Little Bookham, Surrey, KT23 3QQ

Available 15<sup>th</sup> August 2024

£1000pcm + a contribution of £100 towards utilities

Water Lane, Little Bookham, Surrey, KT23 3QQ

- AVAILABLE 15<sup>TH</sup> AUGUST 2024
- FULLY FURNISHED
- BOUTIQUE STYLE ROOM
- MODERN KITCHENETTE
- LUXURY ENSUITE SHOWER ROOM
- COMFORTABLE LOUNGE AREA
- GCH AND DOUBLE GLAZING
- PRIVATE ENTRANCE
- ALLOCATED PARKING SPACE
- USE OF SHARED UTILITY AREA



43 High Street, Bookham  
Surrey, KT23 4AD

Tel 01372 452208

[bookhamlettings@patrickgardner.com](mailto:bookhamlettings@patrickgardner.com)

[www.patrickgardner.com](http://www.patrickgardner.com)

## THE ACCOMMODATION

**FULLY FURNISHED luxury boutique-style room and shower room within a family house with use of a shared utility area and own parking space. Ideal for a single professional person.**

### OPEN PLAN BEDROOM/KITCHEN/LOUNGE

With king size bed with all linen, bedside table and lamp.

Kitchen area with a range of high gloss wall and base units with Whirlpool Combi microwave, free standing hob and under counter fridge. Leather sofa, 42" flat screen tv, chest of drawers and hanging space.

### SHOWER ROOM

New white suite comprising wash hand basin, wc, double shower enclosure with mains operated shower, heated towel rail, bathroom cabinet with shaver point, fully tiled, underfloor heating.

Used of shared utility area.

Gas central heating.

Allocated parking space.

Suit single professional. Professional couple considered.

**£100 contribution to utilities - electric, gas, water & broadband payable in addition to the rental amount.  
Council tax may be additional.**





## **INFORMATION FOR TENANTS**

### **Holding Deposit**

We require one weeks' rental, payable by bank transfer as a holding deposit to secure a property. Once we have received your holding deposit, current legislation stipulates that the necessary paperwork should be completed by all parties within 15 days or such longer period as might be agreed.

### **Should your offer be agreed and you decide to proceed with a tenancy we require:**

A refundable holding deposit of one weeks' rent at the beginning of negotiations. This amount will be deducted from your first months' rent prior to the commencement of the tenancy. Please be aware that should you withdraw from the negotiations, or be unable to provide suitable references this amount is **non-refundable**. Please further note that until this initial amount is paid the property may continue to be offered for rental.

### **References**

We use the referencing company, Rightmove Tenant Services. The most straightforward way to complete the reference form is via an online link that your Lettings Negotiator will send by e-mail.

### **Rent**

Rent will be paid monthly in advance by bankers' standing order set up to leave your account 3 days before the rent due date in order to allow funds to clear.

### **Deposit**

A deposit of five weeks rental is held during the tenancy against damage and dilapidation Patrick Gardner & Co. are members of the Tenancy Deposit Scheme to safeguard your deposit.

### **Inventory and schedule of condition**

A professional inventory clerk will check you into the property at the beginning of the tenancy. The charge for this is borne by the Landlord.