



Rectory Lane, Little Bookham, Surrey KT23 4DY

Available NOW

£2,155 per week / £9,338pcm

Rectory Lane, Little Bookham, Surrey KT23 4DY

- AVAILABLE NOW
- UNFURNISHED
- LUXURY TWO BEDROOM RESIDENTIAL CARE APARTMENT
- OPEN PLAN FITTED KITCHEN/LOUNGE
- JACK 'N' JILL MODERN BATHROOM
- SPACIOUS HALLWAY WITH STORAGE
- 2ND FLOOR WITH LIFT
- FULL RESIDENTIAL CARE PACKAGE
- RESTAURANT MEALS INCLUDED
- STUNNING LANDSCAPED GROUNDS



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THE PROPERTY

A spacious, modern TWO bedroom assisted living APARTMENT offered to the market with a RESIDENTIAL CARE package - and own front door! Set in the heart of Surrey within a luxury care home, surrounded by green fields and beautiful landscaped gardens, the resident in the apartment can enjoy FULL use of the facilities - stylish lounges, a welcoming café, three MEALS a day and a full ACTIVITY programme. HOUSEKEEPING included. Emergency pull chord. Price is for a single occupier, discount for a couple. Includes UTILITY bills.

Own front door from lift to 2nd floor. Opening into wide and spacious hallway, neutrally decorated throughout. Double walk in storage cupboard.

OPEN PLAN KITCHEN/RECEPTION ROOM

Fully fitted white kitchen including a range of white MDF wall and base units with laminate worktop over, integrated Whirlpool oven and electric hob with chimney extractor over, full size Statesman fridge/freezer. Open plan into dining area and lounge, double aspect with views over the lavender garden.

PRINCIPAL BEDROOM

A good size double bedroom with its own hospital bed (tenant can bring their own) with windows overlooking the rear landscaped

garden and landscaped grounds. Door opens into:

JACK 'N' JILL WETROOM

Modern white suite comprising wall hung wash hand basin, mains operated shower (all on one level), wc, large airing cupboard for linens.

BEDROOM TWO

Double room with hospital bed provided (or bring your own).

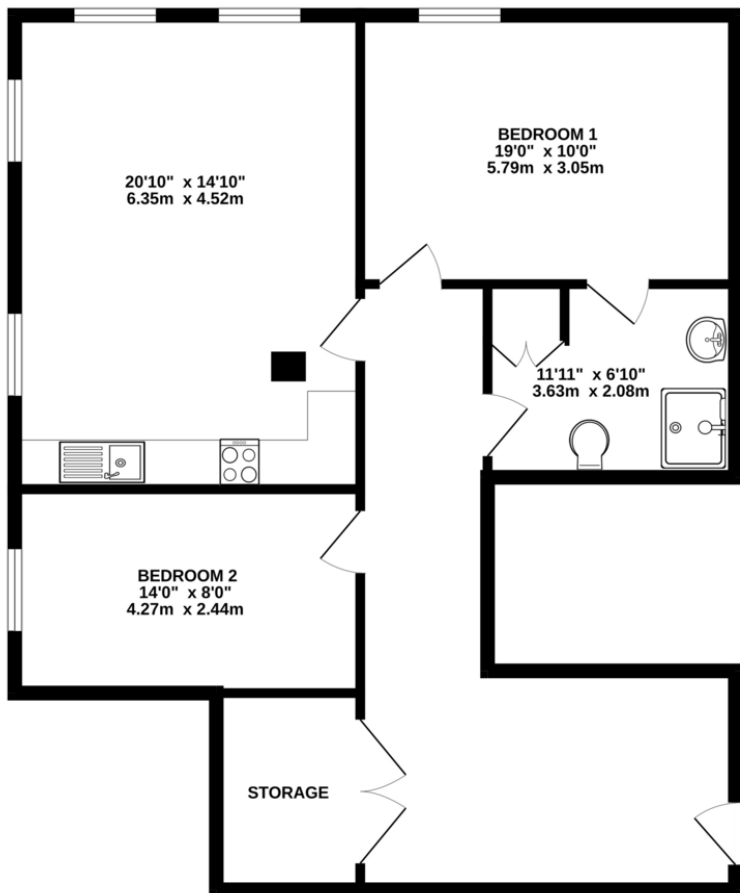
Neutrally decorated throughout, emergency cords throughout, thermostatically controlled heating, double glazed sash windows.

Three meals a day are included as well as full use of Libernham Lodge facilities such as the bistro café, church services, cinema room, activities room, garden, hair and beauty salon, library, minibuss outings, pub/ bar and shop.

The rental price is for a single occupier requiring residential care. Couples can be considered and will be offered a 30% discount for the 2nd occupier. Inclusive of utility bills and council tax.

EPC (Main Care Home): B





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 as to their operability or efficiency can be given.
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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.

