



**patrick
gardner**
LETTINGS

Fox Lane, Little Bookham, Surrey, KT23 3AT

Available 16th March

£925 pcm plus bills*

Fox Lane, Little Bookham, Surrey, KT23 3AT

- AVAILABLE 16TH MARCH
- UNFURNISHED
- BOUTIQUE STYLE STUDIO ROOMS
- FITTED KITCHEN WITH APPLIANCES
- COMFORTABLE LOUNGE/BEDROOM AREA
- MODERN SHOWER ROOM
- PARKING SPACE
- USE OF GARDEN INCLUDING HOT TUB
- CLOSE TO BOOKHAM STATION
- VILLAGE LOCATION



43 High Street, Bookham
Surrey, KT23 4AD

Tel 01372 452208

bookhamlettings@patrickgardner.com

www.patrickgardner.com

THE PROPERTY

A recently refurbished and very comfortable luxury room within a family property offered to the market to a professional person. The accommodation is suitable for corporate lets, work re-location, business lets. Accommodation comprises fitted kitchen with breakfast area, studio lounge/bedroom area, shower room and parking space. LONG TERM LETS CONSIDERED.

KITCHEN

The kitchen area is modern, fitted with a range of modern wall/base units. Included is an induction hob and oven, built in dishwasher, freestanding fridge/freezer and washing machine.

LIVING AREA/BEDROOM

Separated from the kitchen, the living area/bedroom is light and spacious with a single aspect window. Venetian blinds and window coverings.

SHOWER ROOM

Modern and bright, the shower room has a white suite comprising wash hand basin, wc and shower enclosure.

OUTSIDE

Use of the rear garden including hot tub.

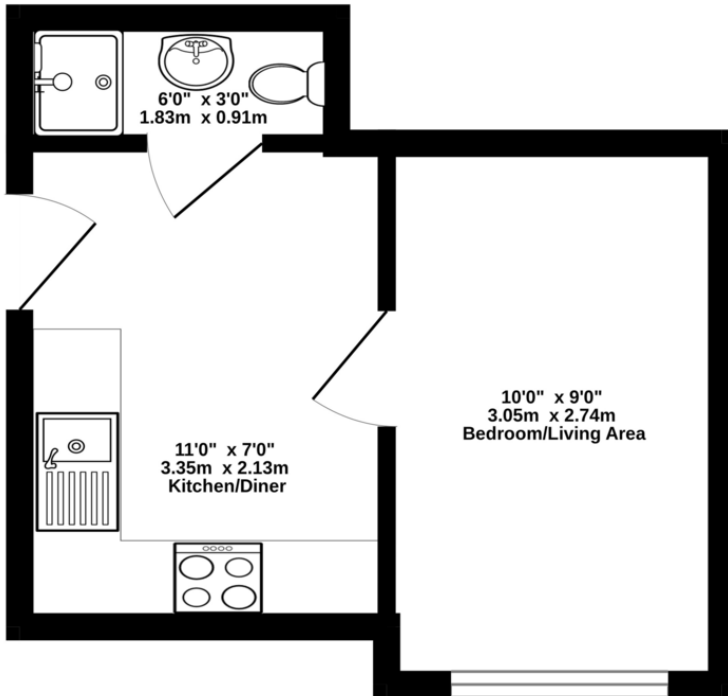
Suited to a single occupier. Sorry, no pets.

*Additional to the rent is £150pcm to be paid direct to the Landlord as a contribution to gas, electric, water + broadband.

EPC: C



GROUND FLOOR



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.