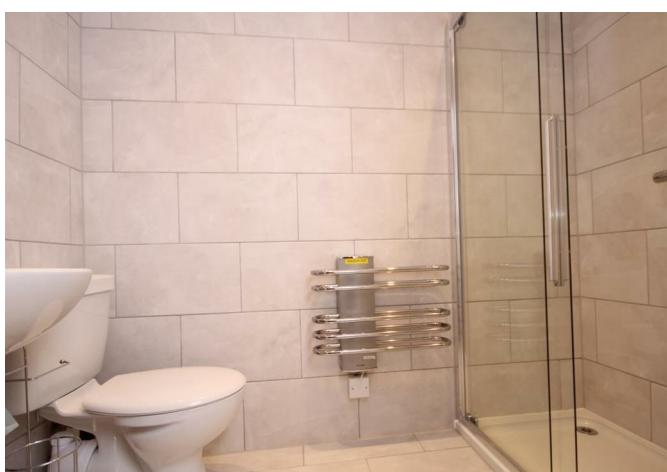




Water Lane, Little Bookham KT23 3QQ

£1,000 PCM



- AVAILABLE 14TH APRIL
- BOUTIQUE STYLE ROOM
- LUXURY ENSUITE SHOWER ROOM
- GCH AND DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- FULLY FURNISHED
- MODERN KITCHENETTE
- COMFORTABLE LOUNGE AREA
- PRIVATE ENTRANCE
- USE OF SHARED UTILITY AREA

## Description

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: Modern 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.

UTILITY AREA: Use of shared utility area with washing machine.

Gas central heating.

Allocated parking space.

\*\* An additional £100 per month is payable to contribute to electric, gas, water and broadband.



## Situation

Situated near Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

The National Trust owned Bookham Common and Polesden Lacey are both a short walk away for country pursuits offering easy access to Ranmore Common and Norbury Park, the gateway to the Surrey Hills.

**Tenure**

Exempt

**EPC**

Add text here

**Council Tax Band**

Add text here

**Lease**

Add text here

**Service Charge**

**Ground Rent**

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