



Liberham Lodge, Rectory Lane, Little Bookham, KT23 4DY

AVAILABLE NOW

£1,850 PCM





- AVAILABLE NOW
- MUST BE SEEN!
- TWO GOOD SIZE BEDROOMS
- LUXURY WETROOM WITH SHOWER AND BATH
- ATTRACTIVE GARDEN SHARED WITH ONE OTHER PROPERTY (GARDENING INCLUDED)
- UNFURNISHED
- SHORT OR LONG TERM LET
- OPEN PLAN KITCHEN/LOUNGE WITH VAULTED CEILING
- PETS CONSIDERED
- ALLOCATED PARKING SPACE



## Description

A newly built two bedroom, detached, independent living cottage based in the grounds of a luxurious care home in the sought-after Surrey village of Little Bookham.

The accommodation comprises open plan kitchen/living area with vaulted ceiling, two good size bedrooms and a very spacious bathroom.

### KITCHEN/LIVING AREA:

A bright and spacious triple aspect room with a vaulted ceiling.

Fully fitted kitchen with a range of wall and base units with a laminate worktop over, fully integrated fridge/freezer, induction hob and extractor, electric oven and washing machine.

Opening into lounge area with space for table and chairs, sofas etc.

Door to patio and garden.

### MASTER BEDROOM:

Double room overlooking rear garden.

### BEDROOM TWO:

Double room overlooking rear garden.

### BATHROOM:

Luxury bathroom/wetroom with white suite comprising wc, wash hand basin with mirrored cabinet above, mains operated shower, bath and shaver socket.

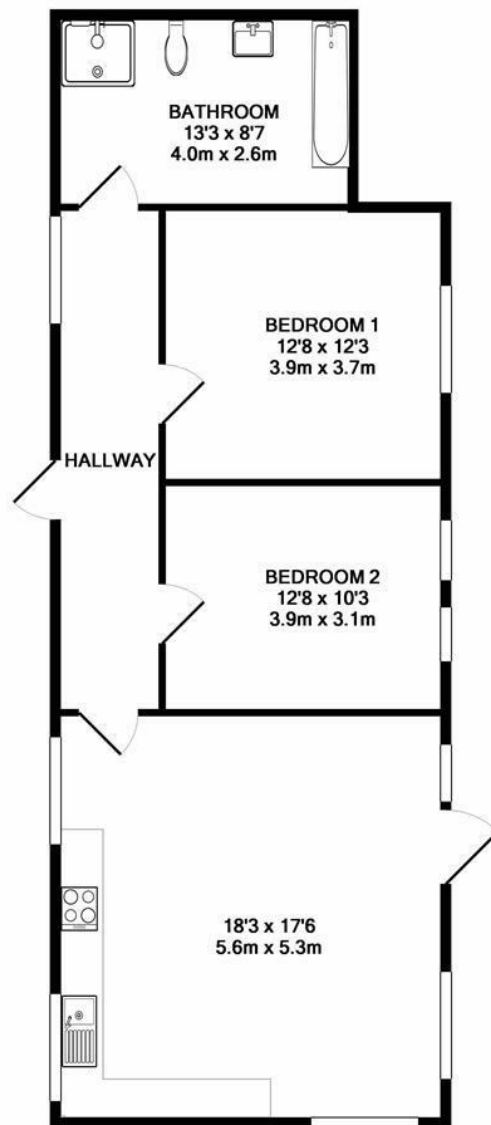
### OUTSIDE:

At the rear of the property there is a delightful landscaped garden shared between two properties with a private patio area. At the front, there is sloped access with a handrail which leads to the property.

One allocated parking space, one well behaved pet considered.

EPC C  
Council Tax Band E





TOTAL APPROX. FLOOR AREA 822 SQ.FT. (76.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, Lettings in a Box. 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.

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gardner**  
LETTINGS