







## PARK LODGE

### CHURCH ROAD

GREAT BOOKHAM, KT23 3PT

**Ground Floor Purpose Built Maisonette**  
**Easy Walking Distance to Bookham Village**  
**Living Room with Direct Access onto**  
**Communal Garden/Patio**

**No Ongoing Chain • 137 Unexpired Lease**  
**Two Bedrooms • Luxury Bathroom**  
**Generous Size Hallway**  
**Modern Fitted Kitchen**  
**Gas Central Heating to Radiators**  
**Sealed Unit Double Glazed Windows**  
**Garage In Nearby Block**  
**Attractive Communal Grounds**  
**Excellent Decorative Order**

A purpose built ground floor maisonette situated in a superb location within easy reach of Bookham's main line station and within a few minutes' walk of the High Street. The property has been updated and modernised and benefits from gas central heating, sealed unit double glazed windows, re fitted bathroom suite and modern fitted kitchen with shaker style units and integrated appliances. The accommodation is presented in excellent decorative order and benefits from 2 bedrooms, a generous size entrance hall with useful built in storage cupboards and living room with direct access onto communal garden/patio. Outside there is a garage in a nearby block and attractive communal gardens. The property occupies a very convenient location for the village and ground floor maisonettes in this location with direct access from the living room to the communal garden/patio are rarely available so an early inspection is advised in order to avoid disappointment.





## GROUND FLOOR

### ENTRANCE HALL

Double glazed front door, courtesy light, radiator, storage cupboard housing gas & electric meters, heating thermostat control, deep built in shelved storage cupboard plus further storage cupboard with slatted shelves & radiator, built in double coats cupboard with hanging rail, wood effect floor.

### LIVING ROOM 17'10" × 11'1" (5.44m × 3.38m)

max, radiator, coved ceiling, tv point, sealed unit double glazed window and door to communal garden/patio.

### MODERN FITTED KITCHEN 14'6" × 6'3" (4.42m × 1.90m)

max, fitted with an excellent range of modern light wood fronted shaker style wall and floor units, contrasting work surfaces, inset one and half bowl single drainer stainless steel sink unit with mixer tap, built in stainless steel oven and grill, inset stainless steel 4-ring gas hob with chimney style stainless steel extractor hood over, integrated fridge/freezer & washing machine, part tiled walls, vinyl floor, wall mounted Worcester combination gas fired boiler for central heating and domestic hot water, radiator, sealed unit double glazed window, rear aspect.

### BEDROOM 1 12'6" × 9'2" (3.81m × 2.79m)

plus double wardrobe with sliding doors, radiator, sealed unit double glazed window, front aspect.

### BEDROOM 2 14'6" × 6'10" (4.42m × 2.08m)

max, radiator, sealed unit double glazed window, rear aspect.

### FULLY TILED BATHROOM

modern white suite comprising panel enclosed bath with mixer tap and fitted shower attachment, shower rail & curtain, thermostatic shower, low level w.c. with concealed cistern, vanity unit with wash hand basin and mixer tap, double cupboard under, mirror fronted medicine cabinet, fully tiled walls, vinyl floor, coved ceiling, obscure sealed unit double glazed window, heated towel rail.

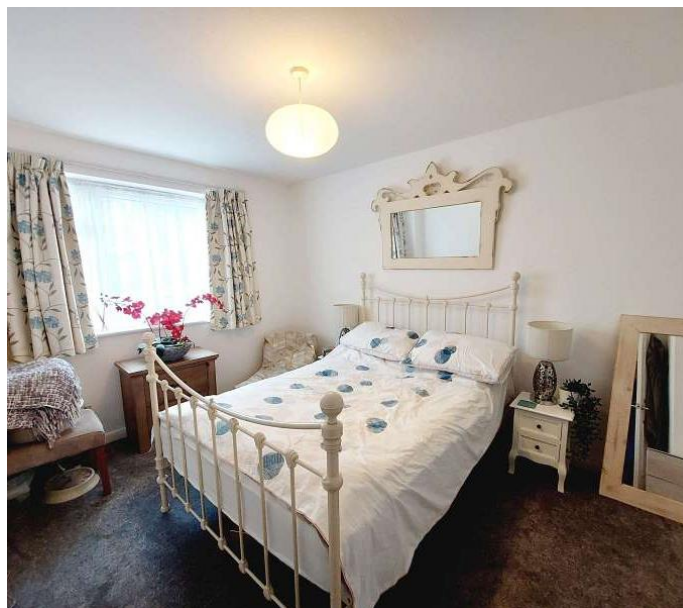
## OUTSIDE

### GARAGE

situated in a nearby block with up-and-over door.

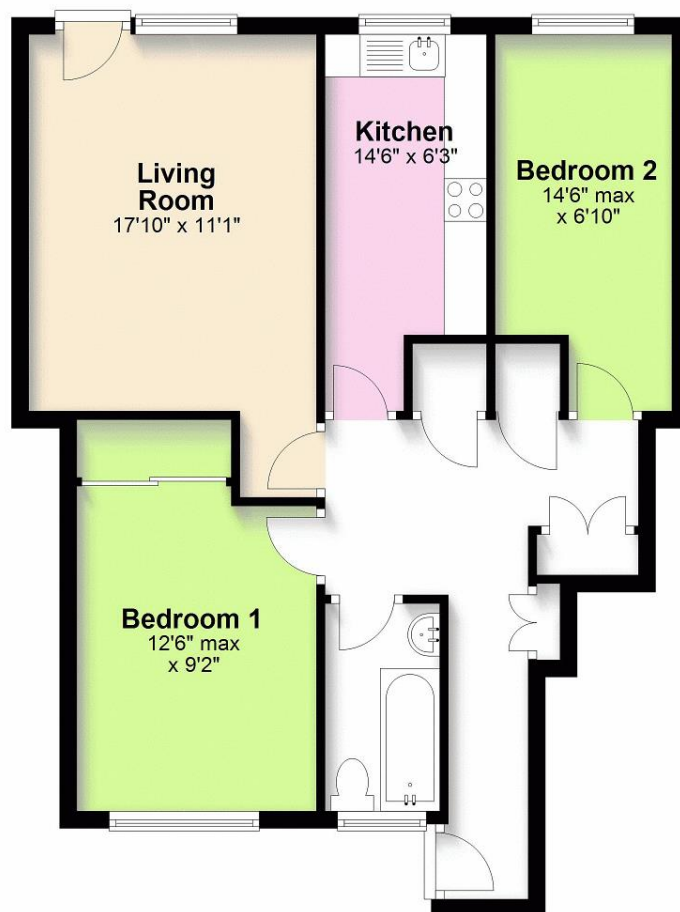
### COMMUNAL GARDEN

laid to lawn with hardsurfaced footpaths, patio and flower beds with a variety of specimen plants and shrubs.



## Ground Floor Flat

Approx. 664.1 sq. feet



Total area: approx. 664.1 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.  
Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, gas, water and drainage are connected to the property.

Note 3 - Service Charge : £1097.17 per annum to 28 Sept 2020

Note 4 - Ground Rent : £150 per annum

Note 5 - Managing Agents Fee £27

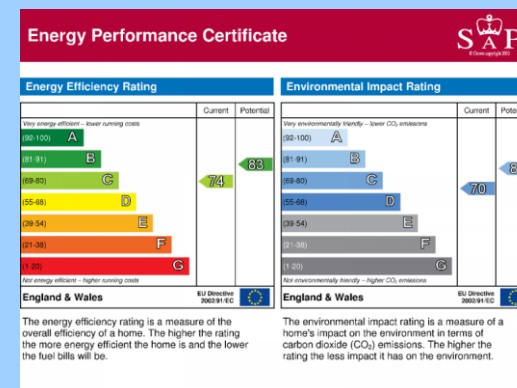
Note 5 - Lease : 137 years unexpired.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
EDWARDS & SHARP**

**BOOKHAM SALES OFFICE**  
11-15 HIGH STREET, BOOKHAM, KT23 4AA

**01372 457011**

[sales@hes-bookham.co.uk](mailto:sales@hes-bookham.co.uk)



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