





MILLSIDE COURT

GREAT BOOKHAM, KT23 3JS

**Spacious Purpose Built First Floor
Apartment**

Located Close To Village & Station

Lease 947 Years Unexpired

Share of The Freehold • Chain Free

Entrance Hall • Bedroom/Living Room

Open Plan Modern Kitchen

Fully Tiled Shower Room

Sealed Unit Double Glazed Windows

Electric Heating • Off Street Parking



The property is A PURPOSE BUILT FIRST FLOOR APARTMENT enjoying a highly convenient location being within walking distance of the Bookham High Street and station. The cleverly designed accommodation offers an entrance hall, fully tiled shower room, bedroom/living room with modern kitchen area and fitted appliances, electric heating and double glazed windows. This property would be ideally suitable for either a first time buyer or investment purchaser.

SPACIOUS COMMUNAL ENTRANCE

Stairs rise to:

FIRST FLOOR LANDING

Front door to:

ENTRANCE HALL

with two shelved cupboards, access to loft space, recessed ceiling lights. Door to:

MAIN LIVING AREA 15'3" × 12'4" (4.65m × 3.76m)

with cupboard housing fuse box, further storage over, cupboard housing lagged cylinder tank with immersion heater for hot water and heating, further storage over, t.v. aerial point, telephone point, oil filled radiator, further shelved storage cupboard, fitted carpet, recessed ceiling lights, opening to:

MODERN KITCHEN 5'7" × 8'4" (1.70m × 2.54m)

comprising a range of modern wall and floor units with contrasting worksurfaces, inset single drainer stainless steel sink unit with mixer tap, built in stainless steel oven, inset 4 ring ceramic hob, stainless steel chimney style extractor above, breakfast bar, fitted fridge & washing machine, part tiled walls, double glazed window.

FULLY TILED SHOWER ROOM

white suite comprising corner shower cubicle with Triton electric shower unit and sliding doors, pedestal wash hand basin, low level w.c., fitted circular mirror, ceramic tiled floor.



First Floor Flat

Approx. 321.0 sq. feet



Total area: approx. 321.0 sq. feet

- Note 1 - Lease 999 years from January 1973.
- Note 2 - No Ground Rent Payable - Share of Freehold.
- Note 3 - Maintenance approx £1804 pa, payable quarterly.
- Note 4 - Please note domestic and electrical appliances have not been tested.
- Note 5 - Mains electricity, water and drainage are all connected to the property.
- Note 6 - Council Tax Band B - Mole Valley District Council.
- Note 7 - Price includes fitted carpets, curtains and kitchen appliances.

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

BOOKHAM SALES OFFICE

11 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk

Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68
39-54	E	51	
21-38	F		
1-20	G		

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