





BOOKHAM COURT, CHURCH ROAD GREAT BOOKHAM, KT23 3ET

**PURPOSE BUILT FIRST FLOOR APARTMENT
LEASE 172 YEARS UNEXPIRED
IDEALLY LOCATED CLOSE TO BOOKHAM
COMMON & STATION
CUL DE SAC POSITION**

**Single Garage • Two Double Bedrooms
White Bathroom Suite • Reception Hall
Newly Fitted Kitchen/Breakfast Room
Spacious Double Aspect Lounge
New Flooring & Recently Decorated
Sealed Unit Double Glazed Windows
No Ground Rent • No Onward Chain**

Long lease, 172 years unexpired Occupying an excellent position within a cul de sac close to Bookham mainline station and about 3/4 of a mile from Bookham High Street together with an abundance of beautiful countryside nearby including Bookham Common which is looked after by the National Trust and provides acres of mature woodland with many miles of bridleways and public footpaths. A PURPOSE BUILT FIRST FLOOR apartment offering spacious accommodation comprising a reception hall, good size lounge, separate newly fitted kitchen/breakfast room, 2 double bedrooms, white bathroom suite and reception hall. The property has recently been decorated including new flooring and benefits further from a long lease, single garage, visitor parking and communal garden.

GROUND FLOOR

COMMUNAL ENTRANCE

approached by a carpeted communal staircase, entry phone

FIRST FLOOR

RECEPTION HALL

deep built-in airing cupboard housing OSO hot water cylinder, immersion heater, wall mounted electric heater, grey wood effect floor, access to insulated loft, door to:

LIVING ROOM 14'3" × 12'9" (4.34m × 3.89m)

a well-proportioned and spacious double aspect room, new Dimplex Quantum electric heater, sealed unit double glazed windows, grey wood effect floor.

KITCHEN/BREAKFAST ROOM 14'3" × 7'2" (4.34m × 2.18m)

very spacious and newly fitted with an excellent range of grey fronted handleless wall & floor units with contrasting worksurfaces, inset single drainer stainless steel sink unit with mixer tap, built in stainless steel electric oven & grill, inset 4 ring ceramic hob, stainless steel splashback & extractor/chimney hood above, freestanding fridge/freezer, washer/dryer, part tiled walls, grey wood effect floor, sealed unit double glazed window.

BEDROOM 1 11'11" × 11'7" (3.63m × 3.53m)

wall mounted electric heater, grey wood effect floor, sealed unit double glazed window, rear aspect.

BEDROOM 2 11'7" × 8'1" (3.53m × 2.46m)

with wall mounted electric heater, grey wood effect floor, sealed unit double glazed window, rear aspect.

BATHROOM

white suite comprising enclosed bath with fully tiled surrounding walls, mixer tap and thermostatic shower unit, glazed shower screen, vanity unit, wash hand basin, mixer tap, cupboard under, shaver point, fitted mirror, low level w.c., part tiled walls, chrome towel rail, grey wood effect floor, obscure sealed unit double glazed window.

OUTSIDE

GARAGE IN NEARBY BLOCK

up and over door.

ATTRACTIVE COMMUNAL GARDENS

VISITORS PARKING



First Floor Flat

Approx. 61.1 sq. metres (657.1 sq. feet)



Total area: approx. 61.1 sq. metres (657.1 sq. feet)

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

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

Note 3 - Council Tax Band D - Mole Valley District Council.

Note 4 - Lease 125 years from 1982, then extended by a further 90 years.

Note 5 - Ground Rent - Nil

Note 6 - Maintenance - approx. £1650 pa.

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

BOOKHAM SALES OFFICE

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Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71
55-68	D		
39-54	E	48	
21-38	F		
1-20	G		



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