





CHESTNUT HOUSE

GREAT BOOKHAM, KT23 3ES

A Beautifully Presented First Floor Apartment
Close to Bookham Village & Station
Delightful South/South - Westerly Facing Aspect

Chain Free • Lease 117 Years Unexpired
Communal Lift • Modern Fitted Kitchen
Double Bedroom with Fitted Wardrobe
Modern Shower Room • Reception Hall
Double Aspect Living Room
Gas Central Heating to Radiators
Sealed Unit Double Glazed Windows
Allocated Parking Space • Visitor Parking
Remainder of 10 Year New Home Warranty
Communal Garden

A BEAUTIFULLY PRESENTED MODERN FIRST FLOOR APARTMENT occupying an excellent position about 3/4 of a mile from Bookham High Street and close to Bookham mainline station 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. The accommodation enjoys a delightful south/ south west facing aspect and comprises a double aspect living room, modern fitted kitchen with integrated appliances, double bedroom with fitted wardrobe, modern shower room and reception hall. The property benefits further from gas central heating to radiators, chrome door furniture and light switches, sealed unit double glazed windows, window shutters and outside a gated entrance leads to an allocated parking space. An internal inspection is highly recommended to appreciate this modern apartment which is presented in lovely condition throughout.



GROUND FLOOR

COMMUNAL ENTRANCE

carpeted communal staircase, lift, security entry phone to:

FIRST FLOOR

FIRST FLOOR LANDING

Front door with spyhole to;

RECEPTION HALL

radiator, smoke detector, built-in coats cupboard with automatic light, grey wood effect flooring, door to;

BEDROOM 1 11'1" × 9'3" (3.28m × 2.79m)

sealed unit double glazed window, radiator, fitted triple wardrobe.

KITCHEN/LIVING ROOM 16'11" × 14'7" (5.03m × 4.45m)

double aspect, sealed unit double glazed windows, fitted with a range of modern shaker style light grey fronted wall and floor units having stainless steel bar handles, inset single drainer stainless steel sink unit, mixer tap, contrasting work surfaces and upstands, built in Siemens electric oven, inset Siemens 4 ring ceramic hob, stainless steel Siemens extractor hood above, integrated dishwasher, washer/dryer & fridge/freezer, grey wood effect flooring, concealed Vaillant combination gas fired boiler for central heating and domestic hot water, recessed ceiling lights, smoke detector, double radiator, heating thermostat control, communal satellite dish point, window shutters.

LUXURY SHOWER ROOM

white suite comprising wide low profile shower tray, sliding glazed shower screen, fully tiled walls, thermostatic shower unit, low level w.c. with concealed cistern, wash hand basin, mixer tap, tiled display shelf, fitted mirror, shaver point, chrome towel rail, recessed ceiling lights, extractor fan, electric under floor heating, ceramic tiled floor.

OUTSIDE

ATTRACTIVE COMMUNAL GARDENS

mainly laid to lawn.

ALLOCATED PARKING SPACE PLUS VISITOR PARKING BAYS

Approached by a gated entrance.



First Floor Flat

Approx. 444.5 sq. feet



Total area: approx. 444.5 sq. feet

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

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

Note 3 - Ground rent £259 pa subject to RPI review every 20 years.

Note 4 - Lease 125 years from 2018

Note 5 - Maintenance - approx £1,845.00 pa

Note 6 - Communal Satellite Dish

Note 6 - Mole Valley District Council

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

BOOKHAM SALES OFFICE

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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