





PARK COURT, CHURCH ROAD, GREAT BOOKHAM, KT23 3PT

**Spacious Ground Floor Maisonette
Located Close to Bookham Village
Lease To Be Extended By Current Owner
Chain Free**

**Garage • Entrance Hall
Bedroom/Living Room • Separate Kitchen
Fully Tiled Bathroom
Sealed Unit Double Glazed Windows
Electric Heating**



***NO ONGOING CHAIN* *A PURPOSE BUILT
GROUND FLOOR MAISONETTE*** situated in a highly
convenient location being within a stone's throw of
the shops in Bookham High Street. Although the
maisonette would benefit from decoration and
some updating it would be an ideal purchase for
either a first time buyer or investment purchaser and
has the added benefit of a single garage and the
current owner will provide, at no extra cost, an
extension of 90 years to the existing 42 year lease.

GROUND FLOOR

ENTRANCE HALL

wood effect floor, coats hanging space, wall mounted cupboard housing electric meter, door to:

LIVING AREA 15'11" × 10'8" (4.85m × 3.25m)

double aspect, wood effect floor, wall mounted electric heater, sealed unit double glazed windows, opening to:

KITCHEN 10'8" × 7'3" (3.25m × 2.21m)

fitted with a range of wood effect wall & floor units, contrasting work surfaces, inset single drainer stainless steel sink unit, mixer tap, built in stainless steel electric oven, inset 4 ring ceramic hob, stainless steel/glass extractor above, stainless steel splashback, part tiled walls, sealed unit double glazed window, freestanding fridge/freezer, tile effect floor, opening to:

REAR LOBBY

built in storage cupboard, built in airing cupboard housing hot water cylinder with immersion heater, time control, cold water storage tank, freestanding Beko washing machine.

BATHROOM

white suite comprising panel bath, independent electric Mira shower unit, folding glazed screen, pedestal wash hand basin, low level w.c., fully tiled walls, obscure sealed unit double glazed window, wood effect floor, 2 x medicine cabinets, heated towel rail, shaver point.

OUTSIDE

GARAGE 19'2" × 8'11" (5.84m × 2.72m)

situated in a block at the rear, second one from left with up & over door



Ground Floor Flat

Approx. 34.0 sq. metres (366.4 sq. feet)
(excluding Garage)



Total area: approx. 34.0 sq. metres (366.4 sq. feet)

- Note 1 - The current owner will provide an extension of 90 years to the existing 42 year lease including a peppercorn ground rent.
- Note 2 - Maintenance approx £1259 pa.
- Note 3 - Please note domestic and electrical appliances have not been tested.
- Note 4 - Mains electricity, water and drainage are all connected to the property.
- Note 5 - Council Tax Band B - MVDC

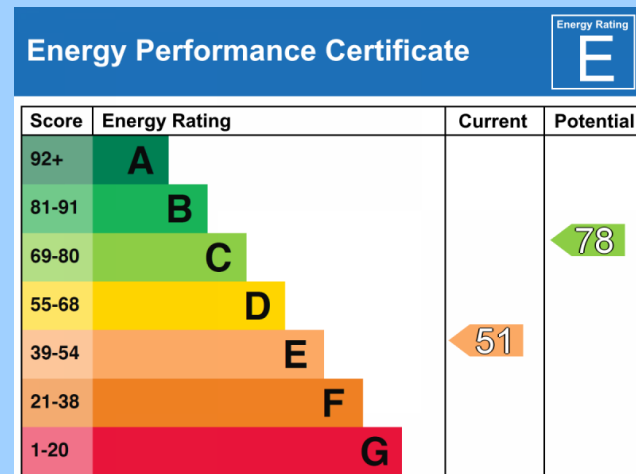
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THROUGH THE VENDORS AGENTS HUGGINS
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