

HUGGINS EDWARDS & SHARP

THE BLACKBURN, LITTLE BOOKHAM, KT23 3AR

£219,950 LEASEHOLD







THE BLACKBURN, LITTLE BOOKHAM STREET

LITTLE BOOKHAM, KT23 3AR

A Purpose Built First Floor Apartment
173 Year Unexpired Lease
Current Maintenance £706 Per Annum
Peppercorn Ground Rent

No Ongoing Chain
Close To Bookham Station & Common
Reception Hall • Living Room
Kitchen with Utility Area
Double Bedroom with Wardrobe
Bathroom with Thermostatic Shower
Gas Central Heating to Radiators
Double Glazed Windows • Communal Grounds
Off Street Parking

Occupying an excellent position 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. Bookham main line station is within walking distance and the village High Street about 3/4 of a mile distant. A PURPOSE BUILT FIRST FLOOR apartment offering light and spacious accommodation throughout. The property benefits from gas central heating to radiators, large sealed unit double glazed windows, double bedroom with built in wardrobe, kitchen with utility area and bathroom with thermostatic shower fitted over the bath. In addition there is a useful external storage cupboard and the lease has been extended to 173 years plus the service charge is just £706 per annum with a peppercorn ground rent.

FIRST FLOOR

COMMUNAL ENTRANCE
approached by a communal staircase, built in lockable store cupboard, front door to:

RECEPTION HALL
with built-in storage cupboard, Honeywell heating thermostat control, access to loft, glazed door to:

LIVING ROOM 14'7" × 10'9" (4.45m × 3.28m)
south facing with large wide sealed unit double glazed window, radiator with thermostatic control, T.V. point, coved ceiling, recess with fixed desk top, feature fireplace with polish timber surround and mantel.

FITTED KITCHEN 14'7" × 7' (4.45m × 2.13m)
overall, including utility area, comprising a range of wall and floor units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in Belling electric oven and grill, inset Bosch 4 ring ceramic hob, plumbing and space for washing machine, fitted Bosch dishwasher, freestanding fridge/freezer, part tiled walls, sealed unit double glazed window, tiled floor, opening to:

UTILITY ROOM 7' × 3'3" (2.13m × 1m)
wall mounted Ideal gas fired boiler for central heating and domestic hot water, sealed unit double glazed window, tiled floor, fitted storage shelves.

BEDROOM 10'9" × 9'1" (3.28m × 2.77m)
plus double built in wardrobe, sealed unit double glazed window, radiator with thermostatic control.

BATHROOM
white suite comprising panel bath, wall mounted thermostatic shower unit, shower rail and curtain, vanity unit, inset wash hand basin, double cupboard under, low level w.c., part tiled walls, tiled floor, mirror fronted medicine cabinet, obscure sealed unit double glazed window, chrome plated heated towel rail, tiled floor.

OUTSIDE

COMMUNAL GROUNDS
Mainly laid to lawn with communal drying area.

SECURE STORAGE CUPBOARD
Situated on the first floor close to the apartment.

RESIDENTS PARKING
There are residents parking bays situated to the front of the building.







First Floor Flat

Approx. 478.9 sq. feet



Total area: approx. 478.9 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 - Main gas, electricity, water and drainage are all connected to the property.
Note 3 - Mole Valley District Council - Band B.
Note 4 - Peppercorn Ground rent.
Note 5 - Lease 173 Years Unexpired.
Note 6 - Maintenance - approx £58.84 per month.
Note 7 - Managing Agents Clarion Housing.

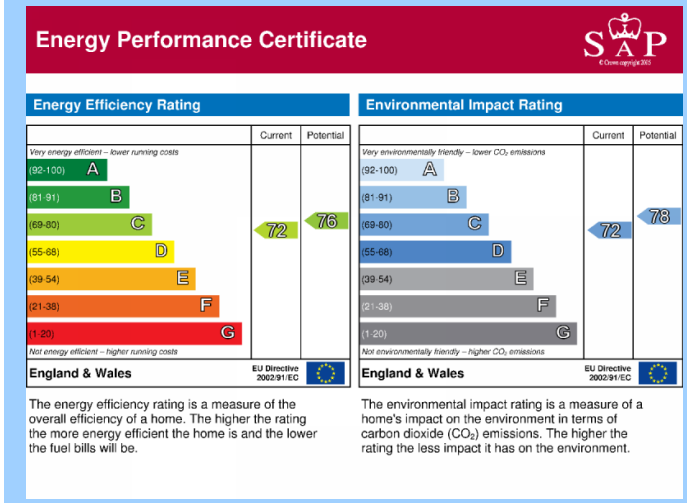
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