



CHESTNUT HOUSE, CHURCH ROAD GREAT BOOKHAM, KT23 3ES

**A Beautifully Presented Second Floor
Apartment
Close to Bookham Village & Station
Chain Free**

**Lease 120 Years Unexpired
Communal Lift
Remainder Of 10 Year New Home Warranty
Double Bedroom with Fitted Wardrobe
Modern Shower Room • Reception Hall
Double Aspect Living Room
Modern Fitted Kitchen • Access To Loft
Gas Central Heating to Radiators
Sealed Unit Double Glazed Windows
Allocated Parking Space
Visitor Parking • Communal Garden**

A BEAUTIFULLY PRESENTED MODERN SECOND 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 light south west facing aspect and comprises a double aspect living room, modern fitted kitchen with built in 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, power points and light switches, sealed unit double glazed windows and outside a gated entrance leads to an allocated parking space. An internal inspection is highly recommended.



GROUND FLOOR

COMMUNAL ENTRANCE

carpeted communal staircase, lift, security entry phone to:

SECOND FLOOR

SECOND FLOOR LANDING

Front door with spyhole to;

RECEPTION HALL

radiator, smoke detector, built-in coats cupboard with automatic light, heating thermostat control, access to loft, grey wood effect flooring, door to;

BEDROOM 1 10'9" × 9'2" (3.28m × 2.79m)

sealed unit double glazed window, radiator, fitted double & single fitted wardrobe.

LIVING ROOM 16'6" × 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.

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.

CYCLE STORE



Second Floor Flat

Approx. 444.5 sq. feet



Total area: approx. 444.5 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 - 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 £1,285.80 pa
- 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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