

HUGGINS EDWARDS & SHARP

## CHESTNUT HOUSE, GREAT BOOKHAM, KT23 3ES £235,000 LEASEHOLD







## 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**  $10'9" \times 9'2"$  (3.28m  $\times$  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** 









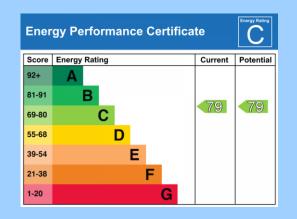
### Total area: approx. 444.5 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only. Plan produced using PlanUp.

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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

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