



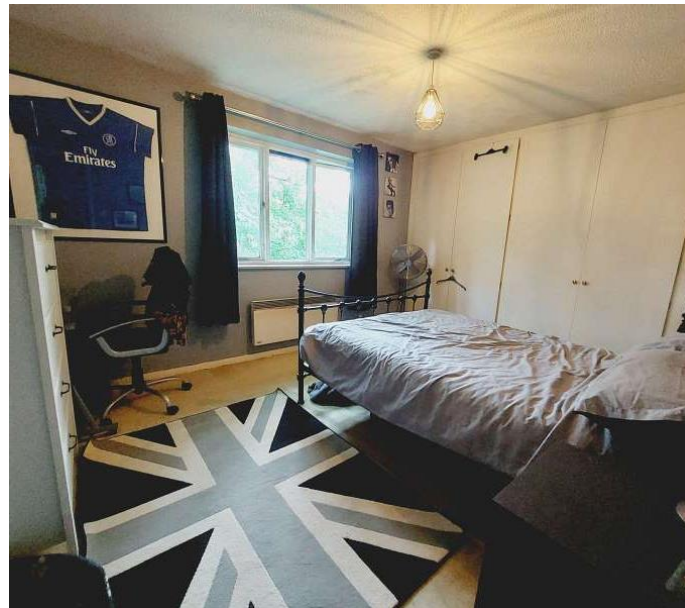


BOOKHAM COURT, CHURCH ROAD GREAT BOOKHAM, KT23 3ET

**PURPOSE BUILT FIRST FLOOR APARTMENT
LEASE 175 YEARS UNEXPIRED
IDEALLY LOCATED CLOSE TO BOOKHAM
COMMON & STATION
CUL DE SAC POSITION**

**Single Garage plus parking space in front
Two Double Bedrooms • Bathroom
Reception Hall • Own Loft • Lounge
Kitchen/Breakfast Room • No Ground Rent
No Onward Chain**

* Long lease, 175 years unexpired * Occupying an excellent position within a cul de sac close to Bookham mainline station and about 3/4 of a mile from Bookham High Street 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. A PURPOSE BUILT FIRST FLOOR apartment offering spacious accommodation comprising a lounge, separate fitted kitchen/breakfast room, 2 double bedrooms, bathroom and reception hall with access to own loft. The property benefits further from a long lease whilst outside there is a single garage, plus parking space to the front, and visitor parking.



GROUND FLOOR

COMMUNAL ENTRANCE

approached by a carpeted communal staircase, front door to:

FIRST FLOOR

Entrance door with spyhole to:-

RECEPTION HALL

with wall mounted entryphone, built-in shelved airing cupboard housing lagged hot water tank with immersion heater & cold water tank, wall mounted electric heater, access to loft, door to:

LOUNGE 15'3" × 11'8" (4.65m × 3.56m)

a well proportioned spacious room with t.v. point, wall mounted electric heater.

FITTED KITCHEN/BREAKFAST ROOM 12' × 7'2" (3.66m × 2.18m)

Fitted with a range white fronted wall & floor units with contrasting worksurfaces, inset single drainer sink unit with mixer tap, plumbing and space for washing machine, electric cooker point, appliance space, part tiled walls, wall mounted electric heater, space for table.

BEDROOM 1 14'8" × 10' (4.47m × 3.05m)

an excellent size double bedroom with wall to wall wardrobes, wall mounted electric heater.

BEDROOM 2 10'8" × 10' (3.25m × 3.05m)

with wall mounted electric heater.

BATHROOM

White suite comprising panel enclosed bath with tiled surround, mixer tap and shower attachment, shower rail & curtain, pedestal wash hand basin, shaver point, low level w.c., part tiled walls, two medicine cabinets, heated towel rail.

OUTSIDE

GARAGE IN NEARBY BLOCK

up and over door.

PARKING SPACE

Located in front of garage.

ATTRACTIVE COMMUNAL GARDENS

VISITORS PARKING



First Floor Flat

Approx. 648.7 sq. feet



Total area: approx. 648.7 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, water and drainage are all connected to the property.

Note 3 - Council Tax Band D - Mole Valley District Council.

Note 4 - Lease 125 years from 1982, then extended by a further 90 years.

Note 5 - Ground Rent - Nil

Note 6 - Maintenance - approx. £1600 pa.

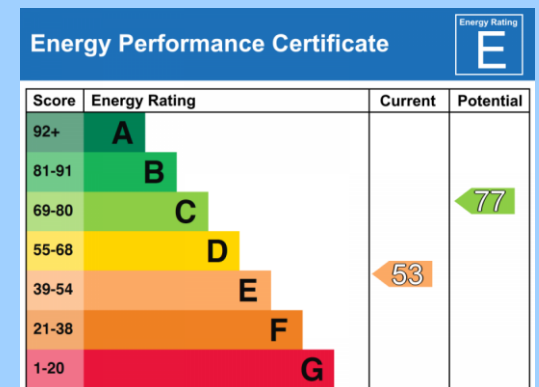
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THROUGH THE VENDORS AGENTS HUGGINS
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