







## **9 PELHAM WAY**

**GREAT BOOKHAM, KT23 4PR**

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**A Spacious Two Bedroom Top Floor Apartment**  
**Located In A Cul-de-Sac Close To Village & Countryside**  
**Attractively Presented Throughout**  
**No Onward Chain**

**Spacious Well Proportioned Lounge**  
**Modern Kitchen with Appliances**  
**Two Double Bedrooms with Wardrobes**  
**Fully Tiled Bathroom/Shower Room**  
**140 Year Lease Unexpired**  
**Double Glazed Windows**  
**Allocated Parking Space**

A SPACIOUS AND ATTRACTIVELY PRESENTED FIRST FLOOR APARTMENT ideally located in a small cul-de-sac on the south side of the village approximately 1/2 a mile from Bookham High Street which offers an excellent selection of local shops and close to miles of glorious open countryside. The accommodation comprises a large reception hall, a well proportioned spacious lounge, modern Kitchen with appliances, two double bedrooms both with built-in wardrobes and fully tiled bathroom/shower room. The property benefits further from double glazed windows, allocated parking space and there is no onward chain. This is an ideal opportunity for a rental investor, downsizer or first time buyer and viewing is highly recommended.



## FIRST FLOOR

Half glazed panelled entrance door to:

### SPACIOUS RECEPTION HALL

with wall mounted electric heater, built-in shelved storage cupboard housing lagged hot water tank.

### LOUNGE 16'7" × 11' (5.05m × 3.35m)

a beautifully proportioned spacious room with t.v. and telephone points, central pendant light, wall mounted electric heater and dimmer switch.

### EXCELLENT MODERN KITCHEN 11'6" × 7'3" (3.50m × 2.21m)

comprising 1½ bowl single drainer stainless steel sink unit with mixer tap inset in laminated woodstrip effect work surface, cupboard under, comprehensive range of matching white floor and wall units providing ample storage, washing machine, dishwasher and tumble drier, Hotpoint ceramic hob unit with stainless steel cooker hood over, Hotpoint stainless steel fan assisted electric oven/grill, tall fridge/freezer, part tiled walls and woodstrip effect laminate flooring.

### BEDROOM 1 14'6" × 10'7" (4.42m × 3.23m)

a spacious double bedroom with wall mounted electric heater, two built-in floor to ceiling single hanging wardrobes with mirror fronted doors and tall central dresser unit.

### BEDROOM 2 10'6" × 9'6" (3.20m × 2.90m)

a double bedroom with built-in floor to ceiling hanging and shelved wardrobe cupboard with sliding doors, wall mounted electric heater.

### FULLY TILED BATHROOM/SHOWER ROOM

with matching white four piece suite comprising large tiled corner bath with mixer tap, corner shower cubicle with wall mounted Triton shower unit, shower tray and glazed shower door, circular wash hand basin with chrome plated mixer tap, fitted glass display shelf over, chrome plated designer radiator panel, fully tiled walls and flooring, frosted double glazed window.

## OUTSIDE

ALLOCATED PARKING SPACE

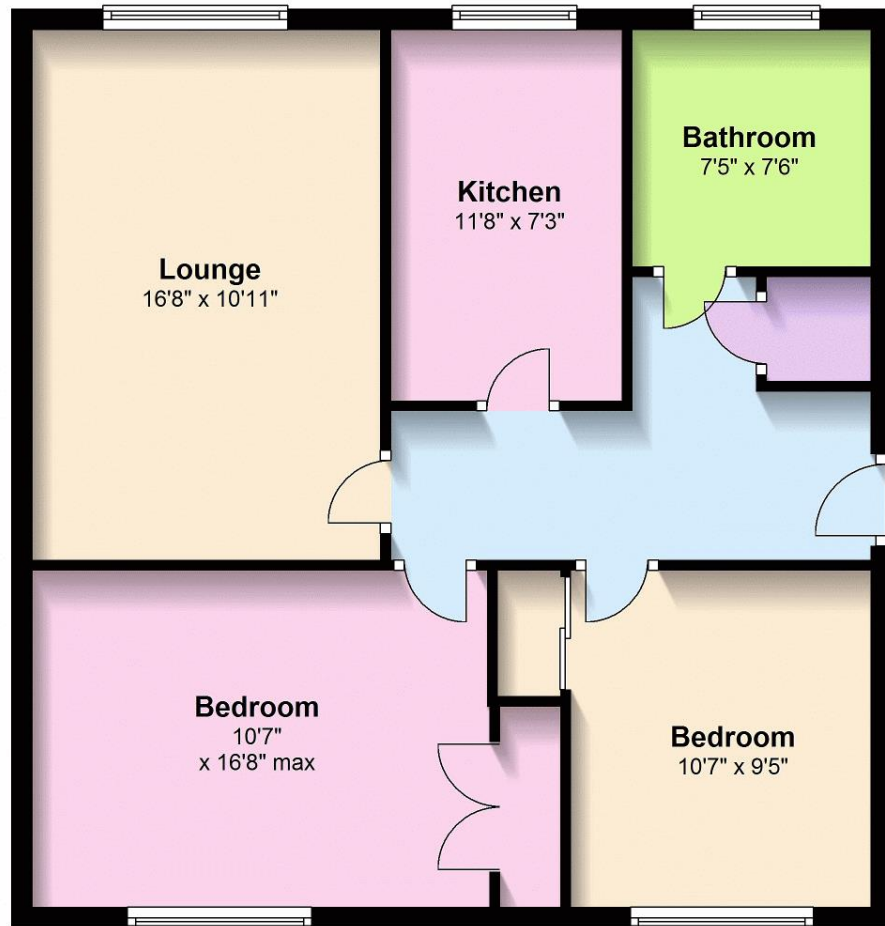
COMMUNAL GARDENS





## First Floor Flat

Approx. 729.0 sq. feet



Total area: approx. 729.0 sq. feet

- 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 C - Mole Valley District Council.
- Note 4 - Lease 140 years unexpired.
- Note 5 - Ground Rent - £60 per annum..
- Note 6 - Maintenance – approx. £210 per month..

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
EDWARDS & SHARP**

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65
39-54	E	42	
21-38	F		
1-20	G		



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