



2ND/TOP FLOOR FLAT

GATED DEVELOPMENT

OPPOSITE BOOKHAM STATION

AVAILABLE: IMMEDIATELY

LIFT SERVICE - LOFT SPACE

GAS CENTRAL HEATING

ALLOCATED PARKING

FURNISHED OR UNFURNISHED

Christies Residential are pleased to offer for let this immaculate 2nd floor flat situated in a sought after gated block opposite Bookham Station. The property benefits from: security entry, lift service, allocated & visitor parking bays.

**Chestnut House, Bookham, Surrey,
KT23 3ES**

£1,200 PCM

Communal Lobby

Via security entry. Letter boxes. Lift & stairs to upper floors.

Entrance Hall

Via own front door. Security entry phone. Grey laminate flooring. Storage cupboard. Access to loft.

Double Bedroom

10.9" X 9.2" (3.32m X 2.8m)

Double glazed window. Fitted wardrobe. New bed frame (without mattress) Grey laminate flooring.

Open Plan Living Room/Luxury Kitchen

16.6" X 14.7" (5.06m X 4.48m)

Dual aspect double glazed windows. Grey laminate flooring. New sofas & coffee table. New dining room table & chairs. Kitchen area with range of quality wall & base units. Built in electric cooker & hob with extractor over. Integrated fridge/freezer, dishwasher & washer dryer. Cupboard house 'Valiant' gas central heating boiler.

Luxury Shower Room

Part tiled walls with inset mirror & shaver point. Matching double walk in shower, wash hand basin & low level WC. Heated towel rail. Ceramic tiled floor.

Communal Gardens

Lawned with cycle & bin stores.

Allocated Parking

Via security gates. Number 14

Visitor Parking Bays

Local Authority

Mole Valley District Council

Council Tax

Tax Band C





	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(56-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Second Floor Flat



IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



Christies Residential Ltd
1 Hazel Parade, Penrose Road, Fetcham, Leatherhead, KT22 9PY
sales@christiesmail.co.uk lettings@christiesmail.co.uk

www.christiesresidential.co.uk

01372 362555