





PELHAM COURT

GREAT BOOKHAM, KT23 4PR

Purpose Built First Floor Studio Apartment
South Side Of Bookham
Close To Village & Countryside
No Ongoing Chain

Garage • 149 Year Lease Unexpired
Reception Lobby • Living Room
Kitchen Area • Bathroom
Gas Central Heating
Attractive Communal Gardens
Double Glazed Windows



A SPACIOUS PURPOSE BUILT 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 reception hall, bathroom, well proportioned spacious living/bedroom with doors opening into a kitchen and garage situated in a nearby block and an attractive communal garden. NO ONGOING CHAIN.

FIRST FLOOR

ENTRANCE DOOR TO RECEPTION HALL

with built-in shelved airing cupboard housing lagged cylinder with immersion heater and slatted shelving, plus additional storage area, access to loft space.

BATHROOM

white suite comprising panel enclosed bath with thermostatic shower, tiled surround, shower rail & curtain, pedestal wash hand basin, low level w.c., shaver point/light, extractor fan, radiator, part tiled walls, tiled floor.

L-SHAPED LIVING ROOM 14'7" × 14'2" (4.45m × 4.32m)

max, narrowing to 11'1", radiator, wall mounted entryphone, t.v. and telephone points, wall mounted thermostat, built-in single hanging wardrobe cupboard with fitted shelf, dimmer switch, sealed unit double glazed window, double folding louvre doors to :

KITCHEN 9'5" × 5'2" (2.87m × 1.57m)

with single drainer stainless steel sink unit, mixer tap, drawers and cupboards under, adjoining space and plumbing for washing machine, range of base and eye level units, built in stainless steel oven, inset 4 ring ceramic hob, concealed extractor above, part tiled walls, sealed unit double glazed window, radiator, wood effect floor, recessed ceiling lights, laminated work surfaces, wall mounted Thorn Apollo gas fired boiler for central heating and domestic hot water, programmer control.

OUTSIDE

ATTRACTIVE COMMUNAL GROUNDS

mainly laid to lawn with surrounding flowers borders.

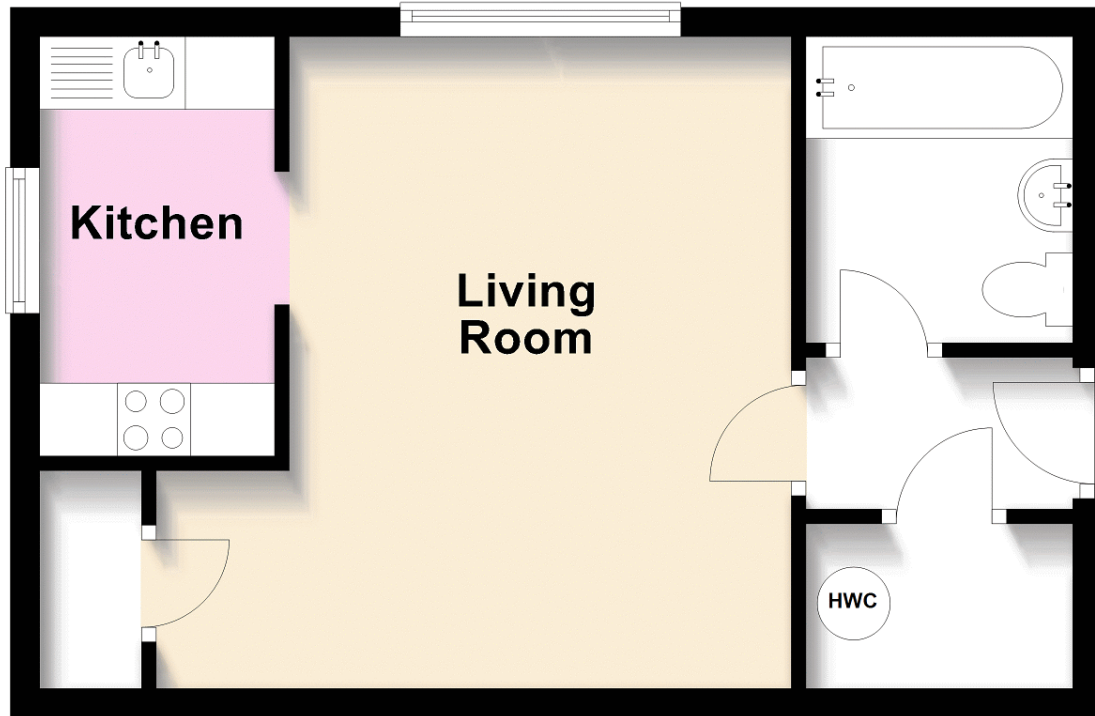
GARAGE 16'4" × 8'6" (4.98m × 2.59m)

situated in left hand block with up-and-over door.



First Floor Flat

Approx. 31.7 sq. metres (340.9 sq. feet)



Total area: approx. 31.7 sq. metres (340.9 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 gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley District Council.

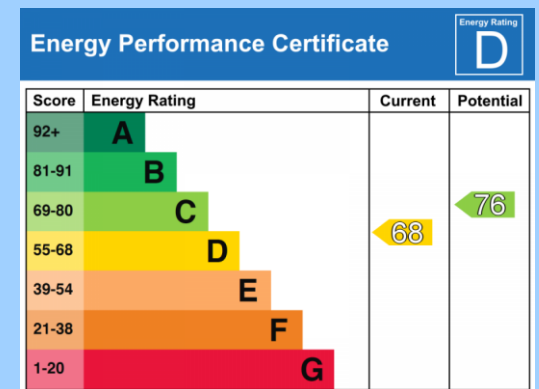
Ground Rent - £90 per annum

Service Charge - 2024/25 £1,442.94 per annum

Lease - 149 years unexpired. 189 years from 1984.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
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