



TOP FLOOR 1 BED FLAT
NO ONWARD CHAIN
EXTENDED 175 YEAR LEASE

NO GROUND RENT
NEW FITTED KITCHEN
RESERVED PARKING BAY

Christies Residential are pleased to offer for sale this double bedroom first/top floor flat which has recently been updated. The property is situated within walking distance of Bookham Station and benefits from: no onward chain, extended 175 year lease with no ground rent. double glazing, loft space, new fitted kitchen, 15'6 x 11' 3" living room, 16' bedroom, large family bathroom, new electric heater communal gardens, reserved & visitor parking bays.

**Flat 39, Bookham Court, Bookham,
Surrey, KT23 3ET**

£239,950

Communal Entrance
With stairs to upper floors

Entrance Hall
Via wood door. Security entry phone. Large airing cupboard housing water tank with immersion. New carpet.

Loft Space

Living Room
15.6" X 11.3" (4.75m X 3.44m)
Dual aspect double glazed windows. New electric heater. New carpet.

New Fitted Kitchen
8.1" X 6.9" (2.47m X 2.1m)
Double glazed window. Range of new fitted wall & base units with inset 1 & 1/2 stainless steel sink. New freestanding electric cooker, fridge/freezer & washing machine. Part tiled walls. Vinyl floor.

Double Bedroom
16.8" X 8.1" (5.12m X 2.47m)
Double glazed window. New carpet. New electric heater.

Family Bathroom
8.1" X 6.9" (2.47m X 2.1m)
Matching white suite comprising: panel enclosed bath with wall mounted mixer shower, wash hand basin & low level WC. Fitted mirror & shaver point. Extractor fan. Vinyl floor.

Reserved Parking Bay
Number 39

Communal Gardens

TENURE
Leasehold

LEASE
Extended 175 years

GROUND RENT
Nil

SERVICE CHARGE
£1650.00 Per year Including buildings insurance

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		78
(56-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

First 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.



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