



BOOKHAM COURT, CHURCH ROAD GREAT BOOKHAM, KT23 3ET

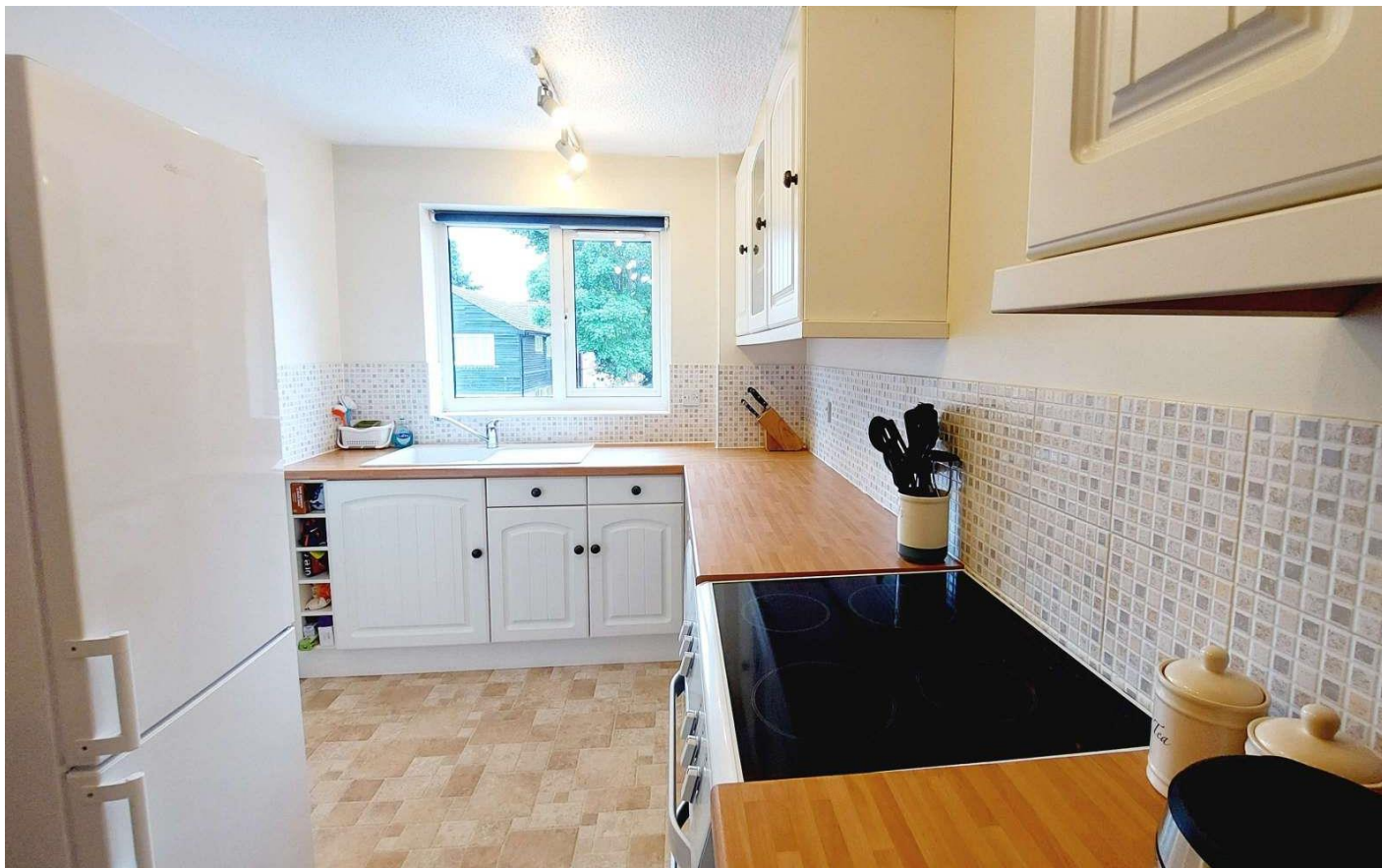
A WELL PRESENTED PURPOSE BUILT FIRST FLOOR APARTMENT

LEASE 175 YEARS UNEXPIRED

**IDEALLY LOCATED CLOSE TO BOOKHAM
COMMON & STATION**

CUL DE SAC POSITION

**Two Double Bedrooms • Modern Bathroom
Reception Hall • Own Loft • Lounge
Modern Kitchen/Breakfast Room
Double Glazed Windows • Fitted Carpets
Single Garage • No Onward Chain**



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 light and spacious accommodation comprising a spacious lounge, separate modern fitted kitchen/breakfast room, 2 double bedrooms, modern bathroom and reception hall with access to own insulated loft. The property benefits further from electric wall heaters, sealed unit double glazed windows and long lease whilst outside there is a single garage and visitor parking. The accommodation is presented in excellent decorative order and an internal inspection is highly recommended.

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 entry phone, consumer unit, built-in shelved airing cupboard housing lagged hot water tank with immersion heater & cold water tank, wall mounted electric heater, access via foldaway loft ladder to part boarded, recently insulated loft, mains smoke alarm, door to:

LOUNGE 15'4" × 11'3" (4.67m × 3.43m)

a well-proportioned spacious room with t.v. point, coving, wall mounted Night Storage 'Off Peak' electric heater, sealed unit double glazed window.

MODERN FITTED KITCHEN/BREAKFAST ROOM 12'2" × 7'2" (3.71m × 2.18m)

Fitted with an excellent range white fronted wall & floor units with contrasting wood effect worksurfaces, inset single drainer sink unit with mixer tap, plumbing and space for washing machine, Belling electric double oven & grill, attractive part tiled walls, glazed fronted wall units, vinyl floor, appliance space, sealed unit double glazed window, mains smoke alarm and magnetic fire door retainer,

BEDROOM 1 14'5" × 10' (4.39m × 3.05m)

an excellent size double bedroom with wall mounted Night Storage 'Off Peak' electric heater, coving, sealed unit double glazed window, mains smoke alarm.

BEDROOM 2 10'8" × 10'1" (3.25m × 3.07m)

with wall mounted electric heater, coving, mains smoke alarm, sealed unit double glazed window.

MODERN BATHROOM

Modern white suite comprising panel enclosed bath with tiled surround, mixer tap, independent wall mounted Mira shower unit, glazed shower screen & rail, pedestal wash hand basin, fitted mirror over, shaver point, low level w.c., part tiled walls, vinyl floor, fitted electric towel rail with time clock control, obscure sealed unit double glazed window.

OUTSIDE

GARAGE IN NEARBY BLOCK 17'5" × 7'9" (5.31m × 2.36m)

up and over door.

ATTRACTIVE COMMUNAL GARDENS

VISITORS PARKING



Top Floor Flat

Approx. 641.5 sq. feet



Total area: approx. 641.5 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 215 years from 1982

Note 5 - Ground Rent - Nil

Note 6 - Maintenance - £1300 pa approx.

Note 7 - Insurance - £113.04 pa approx.

Note 8 - The vendor advises us that the energy costs for the past year were circa £750

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

BOOKHAM SALES OFFICE

11-15 HIGH STREET, BOOKHAM, KT23 4AA

01372 457011

sales@hes-bookham.co.uk

Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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