





COCHRANE HOUSE, CHURCH ROAD GREAT BOOKHAM, KT23 3JP

**Ground Floor One Bedroom Apartment
Private Garden
Walking Distance Of Village & Station
Attractively Presented Throughout**

**Double Bedroom with Wardrobes
Shower Room
Lounge/dining Room with doors to Garden
Modern Kitchen with Integrated Appliances
Gas Central Heating to Radiators
Sealed Unit Double Glazed Windows
No Ongoing Chain**

A rare opportunity to acquire A SPACIOUS AND WELL PRESENTED GROUND FLOOR APARTMENT with its own private garden ideally located close to the village and station. The accommodation offers a generous reception hall, attractively presented double aspect Lounge/Dining Room, a good size double bedroom with wardrobes, modern fitted kitchen and shower room/wet room. The property benefits from gas central heating, double glazing, allocated parking space and has a most attractive partly walled private garden. This lovely apartment will appeal to downsizers, first time buyers and rental investors alike and there is no onward chain. Highly recommended by Huggins Edwards & Sharp.



GROUND FLOOR

Entrance door to:

RECEPTION HALL

with wall mounted entry phone, double radiator panel, coving, built-in shelved airing cupboard housing lagged hot water tank, wall mounted thermostat and coving, part glazed door to:

LOUNGE/DINING ROOM 15'1" × 14' (4.60m × 4.27m)

a slightly L-shaped double aspect room with feature ornamental fireplace and inset electric coal effect fire, coving, t.v. and telephone points, sealed unit double glazed window, radiator, double glazed doors opening to part walled private garden.

MODERN FITTED KITCHEN 11'9" × 6'1" (3.58m × 1.85m)

plus door entrance, double aspect, fitted with a modern range of shaker style wall & floor units, contrasting work surfaces, inset single drainer stainless steel sink unit, mixer tap, built in stainless steel oven & grill, inset 4 ring stainless steel gas hob, extractor hood above, integrated fridge, freezer, dishwasher and washing machine, part tiled walls, vinyl floor, concealed wall mounted gas fired boiler for central heating and domestic hot water, programmer control, breakfast bar, sealed unit double glazed windows.

DOUBLE BEDROOM 12'9" × 10' (3.89m × 3.05m)

plus door entrance and range of two built in double hanging and shelved wardrobes, double radiator panel, sealed unit double glazed window and coving.

SHOWER/WET ROOM

comprising tiled corner shower with fitted shower unit, low level w.c., wash hand basin with mixer tap, fitted light with shaver point, further matching tiling, shower curtain & rail, hand towel rail, extractor fan, heated towel rail, wall mounted medicine cabinet with mirror doors and obscure double glazed window.

OUTSIDE

ALLOCATED PARKING

Situated to the side of the communal lawn near the front door.

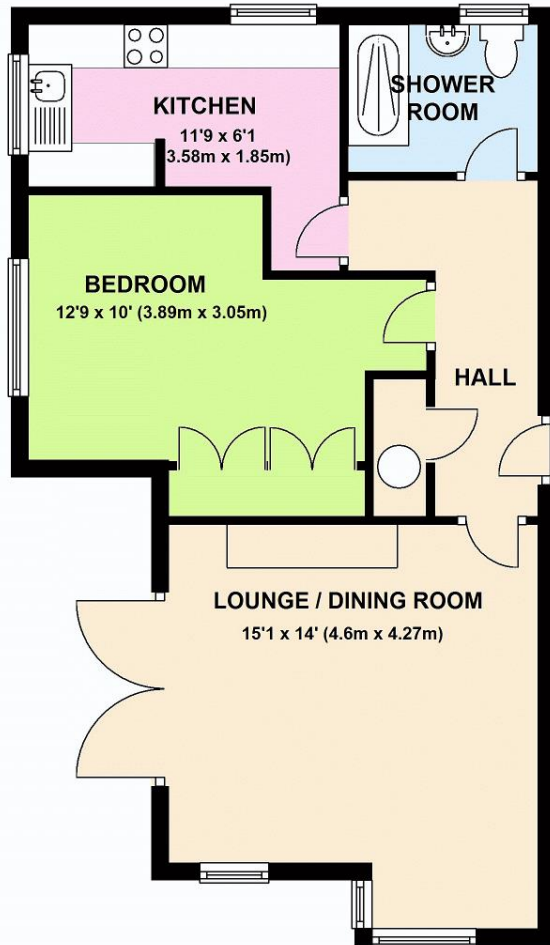
PRIVATE GARDEN

laid to lawn with paved patio area, partly enclosed by panel fencing and high brick wall, gate enabling side access.

TIMBER GARDEN SHED



GROUND FLOOR FLAT
APPROX. 50.9 SQ. METRES (548.2 SQ. FEET)



- 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 - Ground rent £50 pa.
- Note 4 - Lease 99 years from 1998
- Note 5 - Maintenance - approx £167.94 pa
- Note 6 - Local Authority Mole Valley District Council Band - D

**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	63	68
39-54	E		
21-38	F		
1-20	G		



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