



PELHAM COURT, PELHAM WAY BOOKHAM, KT23 4PR

**A Well Presented First Floor Studio
Apartment**

Close To Village & Countryside

Ideal Rental or First Time Purchase

Chain Free

149 Year Lease Unexpired

Reception Hall

L-shaped Bedsitting Room

Kitchen And Bathroom • Double Glazing

Gas Central Heating

Allocated Parking Space

The property is A PURPOSE BUILT FIRST FLOOR STUDIO APARTMENT situated on the South side of the village within walking distance of the High street and close to miles of glorious open countryside. The accommodation comprises reception hall, L-shaped bedsitting room, separate kitchen and modern bathroom together with gas fired central heating, double glazing and security entry system. In addition within the last year the property has been decorated, new carpets fitted together with new internal doors. There is no onward chain and this property would be ideal either as a rental investment or first time purchase.



GROUND FLOOR

COMMUNAL ENTRANCE HALL

with security entry system.

FIRST FLOOR

COMMUNAL LANDING

with entrance door to:

RECEPTION HALL

with wall mounted entry phone, radiator panel, access to loft, door to :

SPACIOUS BEDSITTING ROOM 16'8" × 14'10" (5.08m × 4.52m)

narrowing to 11' with double glazed window, radiator panel, airing cupboard housing lagged hot water cylinder with immersion heater.

FITTED KITCHEN 9'5" × 5'3" (2.87m × 1.60m)

with stainless steel sink and drainer, matching light beechwood coloured floor and wall units, automatic washing machine, electric cooker, fridge, wall mounted gas fired central heating boiler for domestic hot water and central heating, double glazed window.

FITTED MODERN BATHROOM

comprising three piece suite in white with panel enclosed bath with mixer taps and shower attachment, wash hand basin, low level w.c., tiled walls and flooring.

OUTSIDE

COMMUNAL GARDENS

mainly laid to lawn with surrounding flower borders.

ALLOCATED PARKING



First Floor Flat

Approx. 332.5 sq. feet



Total area: approx. 332.5 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 gas, electricity, water and drainage are all connected to the property.

Note 3 - Mole Valley District Council - Tax Band B.

Note 4 - Lease 149 years unexpired. 189 years from 1984.

Note 5 - Ground rent £80 per annum.

Note 6 - Annual service charge £1442.94 per annum.

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

BOOKHAM SALES OFFICE

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Energy Performance Certificate

Energy Rating
C

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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