

Kennedys'

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Cochrane Court, Church
Road
Bookham
KT23 3JJ

A beautifully presented ground floor
two bedroom apartment situated in this
private gated development in
Bookham Village which boasts both a
garage and two parking spaces.

£325,000



- Ground Floor Apartment
- Two Bedrooms with Fitted Wardrobes
- Communal Gardens
- Gated Development
- Main bedroom ensuite
- Two parking spaces and Single Garage



PROPERTY DESCRIPTION

This very well presented two bedroom ground floor apartment located in a gated development within Bookham Village boasts well proportioned living space along with the benefits of a garage.

Constructed in 1997 this spacious apartment offers a well sized lounge/dining room, recently refurbished kitchen, two double bedrooms - both with built in wardrobes, and the main bedroom also offering en suite shower room in addition to the family bathroom. Other benefits include double glazing, gas central heating, two parking spaces and a single garage. Outside there is communal gardens to the rear.

The apartment is located in a gated development set in a desirable private road in Bookham, which has an excellent choice of schools in the area, including The Howard of Effingham, Manor House and Eastwick Junior. Bookham High Street has a good range of shops, catering for day to day needs, including a butchers, bakery and Hairdressers whilst nearby Guildford provides extensive shopping facilities. There is also several National Trust locations nearby such as Polesden Lacey, Clandon Park or Hatchlands Park and RHS Garden Wisley is also a short drive away. Additionally there is the delightful Surrey Hills offering wonderful walks and scenery.

For the Commuter, Bookham Station is close by and provides regular services into London Waterloo and Victoria. The M25 and A3 are close by providing routes to London and the coast and links to Gatwick and Heathrow airports.

NB: Pursuant to the 1979 ESTATE AGENCIES ACT we must inform you that an associate of Kennedy's has an interest in this property.





Flat 1, Cochrane Court, Bookham, Surrey, KT23 3JJ.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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If you would like to arrange a viewing, please call a member of the Kennedys sales team on 01737 817718

TENURE: Leasehold - Share of Freehold

EPC RATING: C

COUNCIL: Mole Valley

TAXBAND: E

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



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