



7 The Blackburn Little Bookham Street, Little Bookham, Surrey, KT23 3AR

Asking Price £245,000



- GROUND FLOOR FLAT
- BRIGHT KITCHEN
- MODERN BATHROOM
- AMPLE PARKING AVAILABLE
- WALK OF BOOKHAM STATION

- 1 DOUBLE BEDROOM
- LIVING DINING ROOM
- COMMUNAL GARDENS
- EASY ACCESS TO BOOKHAM COMMON
- QUIET CUL-DE-SAC

Description

This well presented ground floor one bedroom flat is situated in a block of just four flats and is surrounded by communal gardens. The property is located in a peaceful cul-de-sac just off Little Bookham Street and within a stones throw of Bookham Common and walking distance of the bus stop and train station.

There is a communal entrance hall with a locked private store cupboard, which is currently shelved, a door out the gardens and a communal drying room on the first floor. The private front door to the flat leads to the entrance hall which offers a useful coat and shoe storage cupboard.

The bright and spacious living/dining room overlooks the side communal garden and benefits from a handy storage cupboard. The bright kitchen offers ample storage cupboards and worktop space, a slimline dishwasher and a cooker. There is an opening to a utility area which offers space for a washing machine and upright fridge freezer.

There is a good sized double bedroom with a triple fitted wardrobe which also overlooks the gardens. The bathroom offers a p-shaped bath with a shower over, wc, basin and a bathroom cabinet.

Outside a particular feature of the flat is the communal gardens which surround the flats. The gardens are predominately laid to lawn with a paved area to the rear with washing lines for all to use. There is a communal bin store area and parking is available in the cul-de-sac.

Situation

Those that choose to live in this quiet cul-de-sac undoubtedly appreciate the tranquil, rural setting as well as convenient accessibility to local transport links and facilities. There will be a newly modernised convenience store opening soon just down the road while the attractive village High Street is less than a mile away - just off the A246, which runs between Leatherhead and Guildford.

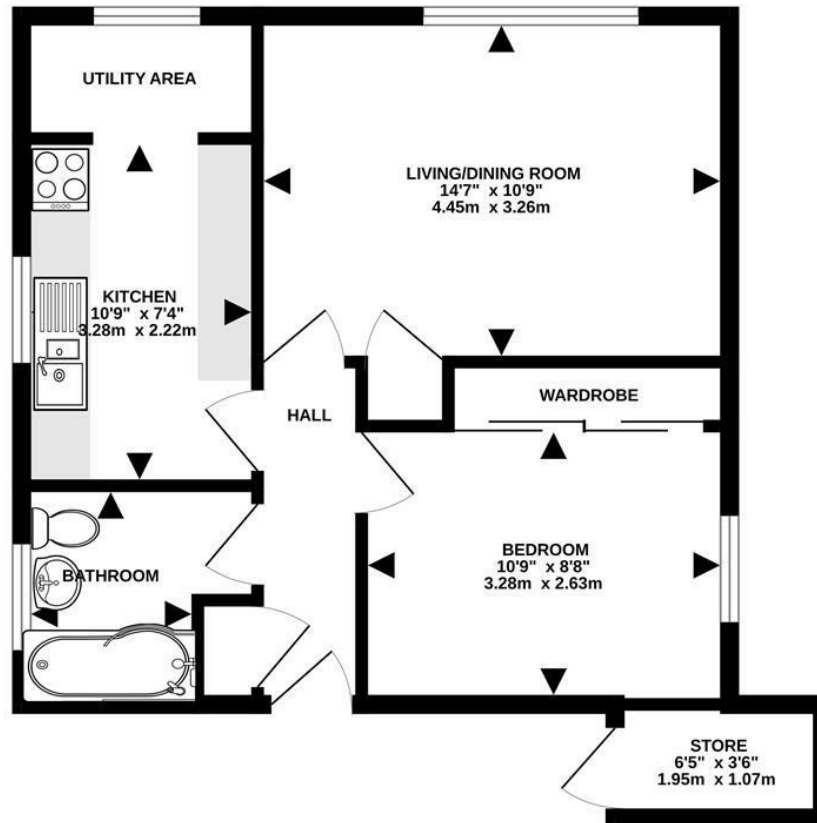
The property is also well placed to access the M25 with easy access to Gatwick & Heathrow . A short walk away is Bookham station which provides direct rail service to London Waterloo in approximately 50 Minutes and Guildford in the other direction.

National Trust owned Bookham Common is a short walk from the property and the area generally abounds in a wealth of glorious, open, unspoilt countryside including the Surrey Hills Area of Outstanding Natural Beauty, Norbury Park, Ranmore Common and Polesden Lacey.

Tenure	Leasehold
EPC	D
Council Tax Band	B
Lease	125 years from 07.06.1993 (94 years remaining)
Service Charge	£220.16 paid every 3 months (£880.64 per annum)
Ground Rent	£10 per annum



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 489 sq.ft. (45.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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