





BOOKHAM COURT

GREAT BOOKHAM, KT23 3ET

**PURPOSE BUILT GROUND FLOOR
APARTMENT**

LEASE 175 YEARS UNEXPIRED

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

CUL DE SAC POSITION

Two Double Bedrooms

Modern White Bathroom Suite

Reception Hall • Newly Fitted Kitchen

Lounge • Single Garage

New Flooring & Recently Decorated Throughout

Sealed Unit Double Glazed Windows

No Ground Rent • No Onward Chain



* Long lease, 175 years unexpired * 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 GROUND FLOOR apartment offering spacious accommodation comprising a reception hall, good size lounge, separate newly fitted kitchen, 2 double bedrooms, new white bathroom suite and reception hall. The property has recently been decorated throughout including new flooring and benefits further from a long lease, single garage, visitor parking and communal garden.

GROUND FLOOR

COMMUNAL ENTRANCE

approached by a carpeted communal staircase, front door to:

Entrance door to:-

RECEPTION HALL

built-in shelved airing cupboard housing JAB unvented hot water cylinder, glazed door to:

LOUNGE 15'3" × 11'3" (4.65m × 3.43m)

a well proportioned spacious room with t.v. point, new Dimplex Quantum electric heater.

NEWLY FITTED KITCHEN 11'11" × 7'3" (3.63m × 2.21m)

Newly fitted with a excellent range white fronted handleless wall & floor units with contrasting worksurfaces, inset single drainer stainless steel sink unit with mixer tap, built in Lamona electric oven & grill, inset Lamona ceramic hob, stainless steel extractor/chimney hood above, freestanding fridge/freezer, washer/dryer, part tiled walls, sealed unit double glazed window.

BEDROOM 1 14'4" × 10' (4.37m × 3.05m)

an excellent size double bedroom, wall mounted electric heater, sealed unit double glazed window.

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

with wall mounted electric heater, sealed unit double glazed window.

MODERN BATHROOM

White suite comprising enclosed bath with fully tiled surrounding walls, mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, mixer tap, shaver point, low level w.c., part tiled walls, obscure sealed unit double glazed window.

OUTSIDE

GARAGE IN NEARBY BLOCK

up and over door.

ATTRACTIVE COMMUNAL GARDENS

VISITORS PARKING



Ground Floor Flat

Approx. 644.2 sq. feet



Total area: approx. 644.2 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 125 years from 1982, then extended by a further 90 years.
- Note 5 - Ground Rent - Nil
- Note 6 - Maintenance - approx £1600 pa.

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

BOOKHAM SALES OFFICE

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Energy Performance Certificate

Energy Rating
D

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

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