



NO ONWARD CHAIN

NO GROUND RENT

DUAL ASPECT LIVING ROOM

EXTENDED 175 YEAR LEASE

GARAGE + PARKING SPACE

FITTED KITCHEN

Christies Residential are pleased to offer for sale this 2 double bedroom top floor flat situated within walking distance of Bookham station. The property benefits from: no onward chain, extended 175 year lease with no ground rent, garage + additional parking space, dual aspect lounge, fitted kitchen with new appliances, family bathroom & communal gardens.

**Bookham Court, Church Road,
Bookham, Surrey, KT23 3ET**

£279,950

Communal Entrance

With stairs to upper floors

Security Entry

Entrance Hall

Via wood door. Wall mounted circuit breakers. Storage Cupboard housing water tank with immersion heater.

Living Room

14' 4" X 12' 9" (4.37m X 3.89m)

Dual aspect double glazed windows. New highly efficient electric heater. New carpet.

Fitted Kitchen

14' 4" X 7' 3" (4.37m X 2.21m)

Double glazed window with fitted blind. Range of fitted wall & base units with inset stainless steel sink. New freestanding electric cooker, fridge/freezer & washing machine. Vinyl floor.

Bedroom 1

11' 10" X 11' 9" (3.61m X 3.58m)

Double glazed window. Electric heater. New carpet.

Bedroom 2

11' 9" X 8' 2" (3.58m X 2.49m)

Double glazed window. Electric heater. New carpet.

Family Bathroom

8' 9" X 6' 3" (2.67m X 1.91m)

Obscure double glazed window. Matching white suite comprising: panel enclosed bath with mixer shower over, wash hand basin & low level WC. Part tiled walls with shaver point & mirror. Wood effect flooring.



OUTSIDE

Detached Garage

Second Garage in from the left of the block

Additional Parking Space

In front of the garage

Communal Gardens

LEASE

Extended to 175 Years

GROUND RENT

Nil

SERVICE CHARGE

Approx £1600Per Annum Including buildings insurance

Local Authority


Mole Valley District Council

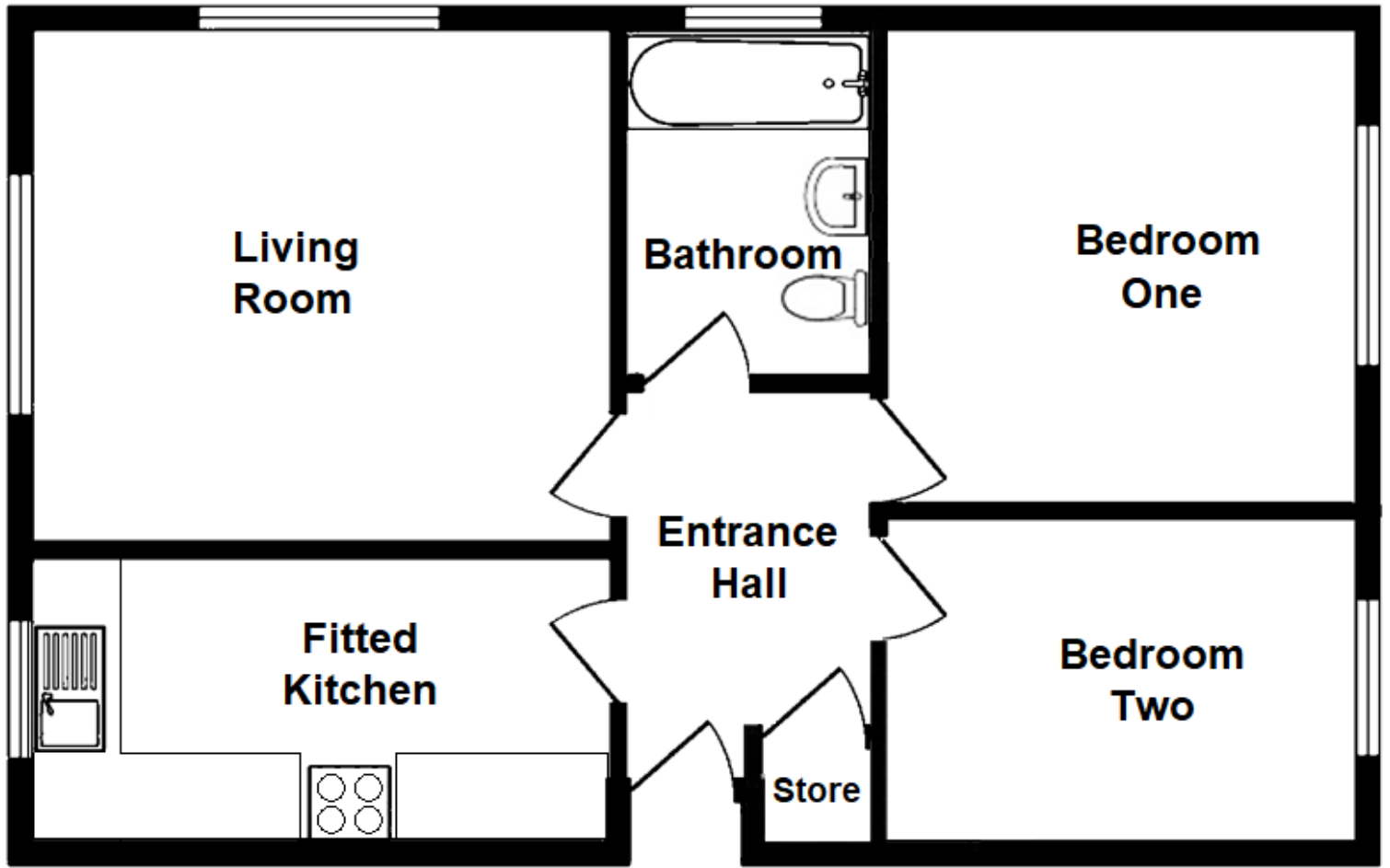
Council Tax

Tax Band D





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		
69-80	C		77
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.



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