



**TOP FLOOR 1 BED FLAT**

**NO ONWARD CHAIN**

**EXTENDED 175 YEAR LEASE**

**NO GROUND RENT**

**NEW FITTED KITCHEN**

**RESERVED PARKING BAY**

Christies Residential are pleased to offer for sale this double bedroom first/top floor flat which has recently been updated. The property is situated within walking distance of Bookham Station and benefits from: no onward chain, extended 175 year lease with no ground rent. double glazing, loft space, new fitted kitchen, 15'6 x 11' 3" living room, 16' bedroom, large family bathroom, new electric heater communal gardens, reserved & visitor parking bays.

**Flat 39, Bookham Court, Bookham,  
Surrey, KT23 3ET**

**£234,950**

Communal Entrance  
With stairs to upper floors

Entrance Hall  
Via wood door. Security entry phone. Large airing cupboard housing water tank with immersion. New carpet.

Loft Space

Living Room  
15.6" X 11.3" (4.75m X 3.44m)  
Dual aspect double glazed windows. Electric heater. New carpet.

New Fitted Kitchen  
8.1" X 6.9" (2.47m X 2.1m)  
Double glazed window. Range of new fitted wall & base units with inset 1 & 1/2 stainless steel sink. New freestanding electric cooker, fridge/freezer & washing machine. Part tiled walls. Vinyl floor.

Double Bedroom  
16.8" X 8.1" (5.12m X 2.47m)  
Double glazed window. New carpet.

Family Bathroom  
8.1" X 6.9" (2.47m X 2.1m)  
Matching white suite comprising: panel enclosed bath with wall mounted mixer shower, wash hand basin & low level WC. Fitted mirror & shaver point. Extractor fan. Vinyl floor.

Reserved Parking Bay  
Number 39

Communal Gardens

LOCAL AUTHORITY  
Mole Valley District Council

COUNCIL TAX  
Tax Band C

HEATING  
Electric

TENURE  
Leasehold

LEASE  
Extended 175 years

GROUND RENT  
Nil

SERVICE CHARGE  
£1650.00 Per Annum Including Buildings Insurance





	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	52	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## First Floor Flat



### 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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