



HENSHAWS



Flat 4 Hamilton Court, Eastwick Park Avenue, Great Bookham, Surrey, KT23 3LR

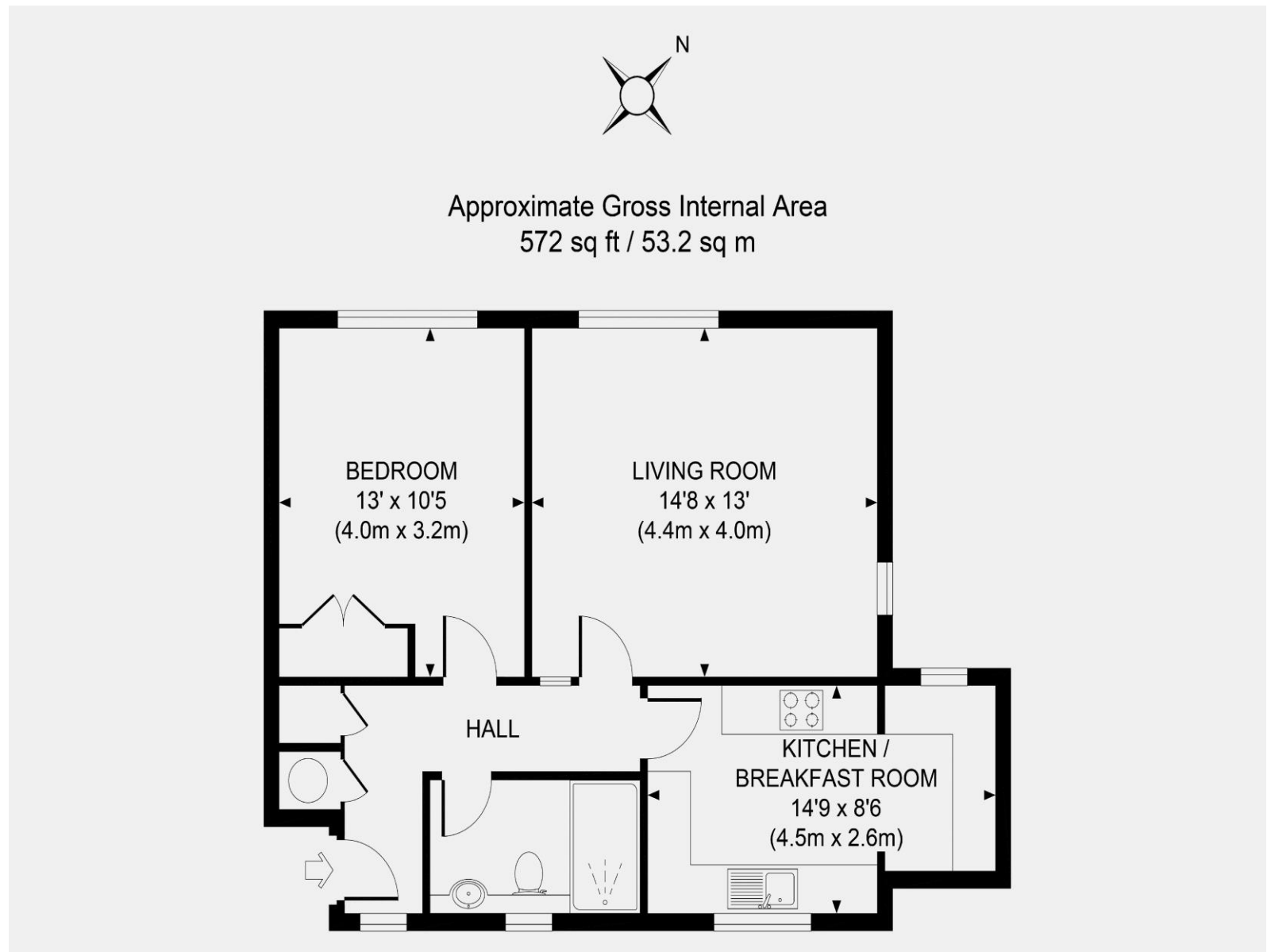
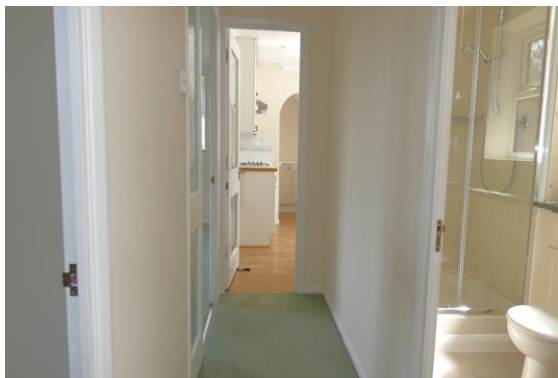
£235,000 Leasehold

Directions

From our offices in Great Bookham proceed to the bottom of the High Street turning right onto the Lower Road, proceed along taking the left into Eastwick Park Ave and then the entrance to Hamilton Court can be found immediately on your right hand side with number 4 located in the block on the right hand side.

Local Authority

Mole Valley District Council Tel: 01306 885001 Council Tax Band: C



Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ref: 04.24.4030

www.henshaws.net

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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An extremely well maintained 1 bedroom first floor apartment situated within walking distance of Bookham village centre and offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1983 this popular style of apartment provides well proportioned accommodation to include a dual aspect living room, kitchen/breakfast room with an excellent range of eye and base level units together with ample work surfaces, double bedroom with built in wardrobes and a modern family shower room. Other benefits include delightful communal gardens and garage en bloc.

LEASEHOLD:- 99 Years from 1983

GROUND RENT: £100 PA

SERVICE CHARGE: £1,564.08



SITUATION

The property is located within walking distance of Bookham village centre which offers an excellent range of local shops including 2 small supermarkets, doctors and dentist surgeries, a library, a post office and a number of independent retailers. Bookham train station is just under 1 mile away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is delightful countryside much of which is National Trust owned. Also within easy reach are excellent schools in the area both in the state and private sector.

