



4 The Coach House Post House Lane, Great Bookham, Surrey, KT23 3AY

Asking Price £305,000



- TWO BEDROOM FIRST FLOOR APARTMENT
- OWN PARKING SPACE
- OPEN PLAN KITCHEN/DINING/SITTING ROOM
- NO ON-GOING CHAIN
- EASY REACH OF STATION & COMMON
- COURTYARD SETTING
- ENTRY PHONE SYSTEM
- FAMILY BATHROOM SUITE
- CLOSE TO LOCAL RETAILERS
- BUILT BY AIRBOURNE PROPERTIES IN 2013

## Description

Ideally located just a short walk away from village shops and amenities is this first floor two bedroom apartment originally constructed by reputable developers Airbourne Properties as part of a small block of just four in 2013 and offered for sale with no-on-going chain.

A communal front door with an entry phone system and staircase leads to one's own front door and inviting hallway with a useful store cupboard. The kitchen/breakfast/sitting room offers plenty of room for relaxed seating, breakfast bar area and a good range of floor and wall mounted kitchen cupboard storage along with integrated appliances and a peninsular unit.

The principal bedroom and guest bedroom two are both served by a family bathroom suite.

Outside the property benefits from its own parking space.

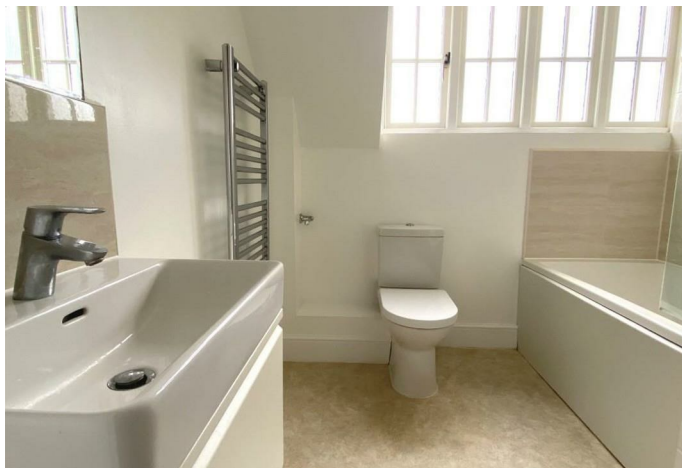
## Situation

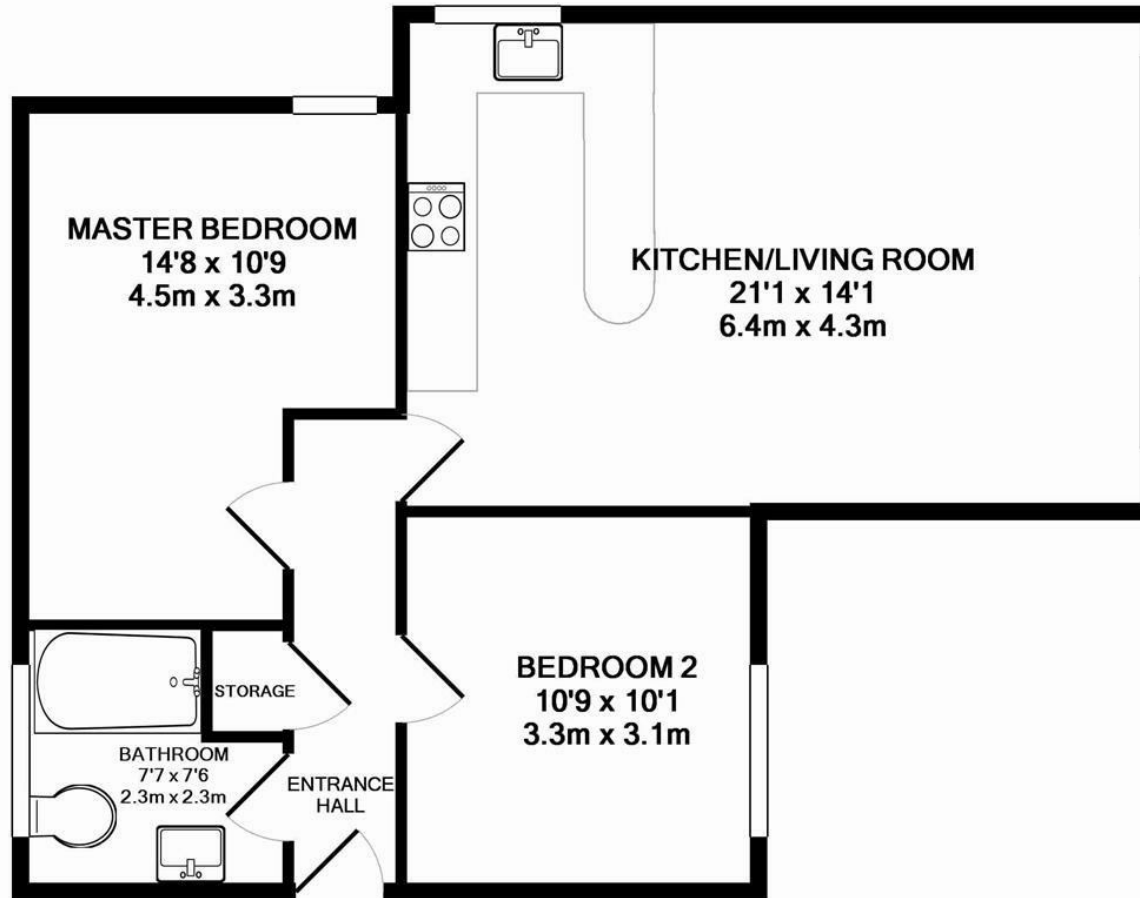
Situated at the heart of Bookham Village with a wealth of independent retailers which offer a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore and the area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

<b>Tenure</b>	Leasehold - Share of Freehold
<b>EPC</b>	B
<b>Council Tax Band</b>	C
<b>Lease</b>	149 years from 2026
<b>Service Charge</b>	£1,627.44 per annum
<b>Ground Rent</b>	Peppercorn





TOTAL APPROX. FLOOR AREA 643 SQ.FT. (59.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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