



2 The Coach House Post House Lane, Great Bookham, KT23 3AY

Price Guide £320,000



- MODERN TWO BEDROOM APPARTMENT
- TWO DOUBLE BEDROOMS ONE WITH FITTED WARDROBES
- SPACIOUS BATHROOM
- TWO ALLOCATED PARKING SPACES
- CLOSE TO BUS ROUTES
- GROUND FLOOR WITH OUTSIDE TERRACE
- OPEN PLAN KITCHEN/LIVING/DINING ROOM
- PLENTY OF STORAGE IN HALLWAY
- TUCKED AWAY IN A COURTYARD SETTING
- A STONES THROW TO VILLAGE SHOPS AND AMENITIES

Description

This superb two bedroom ground floor apartment was built in 2013 and is approximately 680 square feet. The apartment is in a block of just 4 with entry phone.

As you walk through the front door you are welcomed into the hallway with two useful storage cupboards and a door leading to the bright and spacious triple aspect open plan living, dining room and kitchen.

The kitchen is fitted with a range of units and integrated appliances including a dishwasher, washer dryer and a fridge freezer. The living / dining room is a generous sized room offering ample space for seating and dining.

There are two double bedrooms and a modern family bathroom. The principal bedroom features built in wardrobes

Outside there is a small courtyard garden, driveway parking for one car and a further allocated parking space.



Situation

Situated just a stones throw away from Bookham High Street which offers 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.

Tenure

Leasehold - Share of Freehold

EPC

B

Council Tax Band

C

Lease

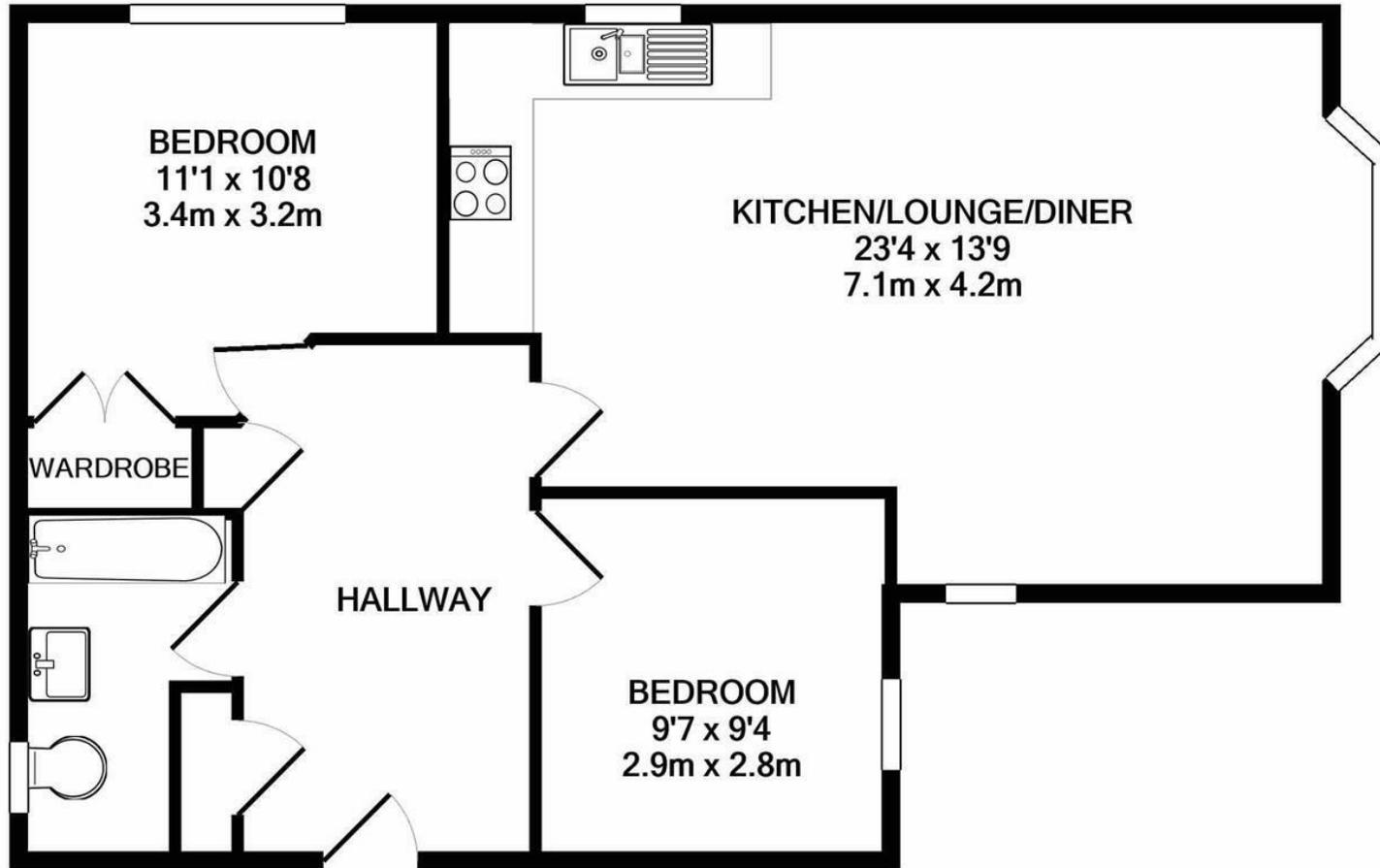
149 years from 2026

Service Charge

£1,627.44 per annum

Ground Rent

Peppercorn



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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