



Flat 6, Griffin Court Griffin Way, Great Bookham, KT23 4JQ

Asking Price £425,000



- FIRST FLOOR MAISONNETTE
- PRINCIPAL BEDROOM WITH DRESSING ROOM
- COMMUNAL GARDENS
- PRIVATE GATED ACCESS TO THE HIGH STREET
- GREAT SCHOOLS
- DUAL ASPECT SITTING ROOM
- UTILITY ROOM
- GARAGE
- HEART OF THE VILLAGE
- NO ONWARD CHAIN

Description

This superb 2 bedroom first floor maisonette is situated in a sought after development overlooking Bookham High Street and benefits from secure private gated access directly on to the High Street and NO ONWARD CHAIN.

A private front door leads upstairs to a landing with access to a bright and airy double aspect sitting room overlooking the front and rear gardens with a feature electric fire. Also off the landing, the dining room leads into the kitchen, fitted with a range of units, oven, hob, dishwasher and space for an upright fridge-freezer. The inner hallway leads to the principal bedroom with built in wardrobes and a large dressing room which historically was a third bedroom. The second bedroom sits to the rear of the property along with the bathroom and a utility room containing plumbing for a washing machine and a large airing cupboard.

Outside the property benefits from a garage and pretty communal gardens for all to enjoy.

Situation

Located centrally on Bookham High Street which offers a wide range of shops and amenities including a baker, two butchers, a fishmongers, a greengrocers, a post office, two supermarkets, several delicatessens and coffee shops. There is also a library, doctors and dental surgery. Most recently The Crown Brasserie has been a wonderful addition to the High Street.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore, accessible open countryside for walking or cycling and there is a plethora of sports clubs to choose from.

Bookham station is 1.5 miles away and offers frequent services to London and with easy access to the A3 and the M25, this property is perfectly located for your commute either by rail or road.

Tenure

Leasehold

EPC

C

Council Tax Band

D

Lease

150 years from 25.12.2008 (133 years remaining)

Service Charge

£2,019 per annum

Ground Rent

Peppercorn



Approximate Gross Internal Area = 93.2 sq m / 1003 sq ft
Garage = 12.0 sq m / 129 sq ft
Total = 105.2 sq m / 1132 sq ft



Ground Floor First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1265899)
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