



**Flat 2 Yelverton Court Griffin Way
Bookham, Surrey, KT23 4JN**

£325,000 Leasehold

Directions

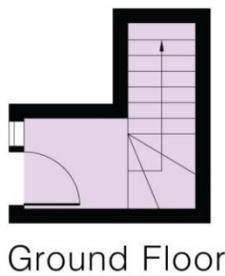
From our office in Great Bookham, proceed to the top of the High Street turning right onto the A246 in the direction of Guildford. After a few hundred yards turn right into Griffin Way and then 1st left into Yelverton Court and number 2 can be found in front of you.

Local Authority

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

**Approximate Gross Internal Area 803 sq ft - 74 sq m
(Excluding Garage)**

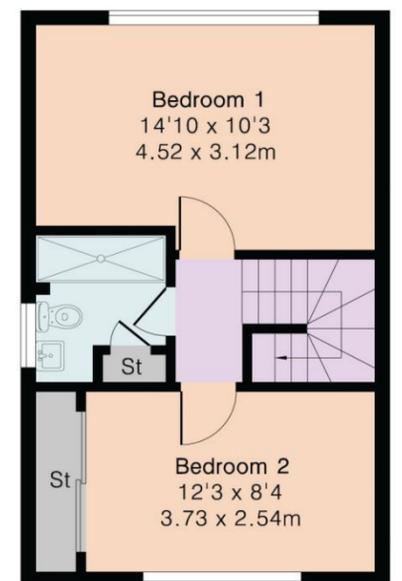
Ground Floor Area 45 sq ft – 4 sq m
First Floor Area 379 sq ft – 35 sq m
Second Floor Area 379 sq ft – 35 sq m
Garage Area 135 sq ft – 13 sq m



Garage



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(55-68) D		
(39-54) E		

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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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A particularly spacious 2 bedroom split level maisonette situated within walking distance of Bookham village centre.

THE PROPERTY

Originally constructed 1962 this popular style of home does in our opinion provide well proportioned accommodation to both ground and first floor and has in recent years been updated with the addition of a newly installed kitchen providing an excellent range of matching eye and base level contemporary units. The remaining accommodation consists of a lounge/dining room enjoying the communal gardens to the front, two 2nd floor bedrooms plus a family shower room. Other benefits include a garage en bloc, visitors parking and further communal gardens located to the rear of the development.

Lease: 123 Years

Maintenance: £2,430 PA - Including Ground Rent



SITUATION

The property is located within the heart of Bookham village which offers a good range of local amenities to include 2 small supermarkets, doctors and dentist surgeries, a post office, a library and a number of other independent retailers. Bookham Train Station is just over 1 mile away and provides a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving easy access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned. Also within easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham secondary school.

