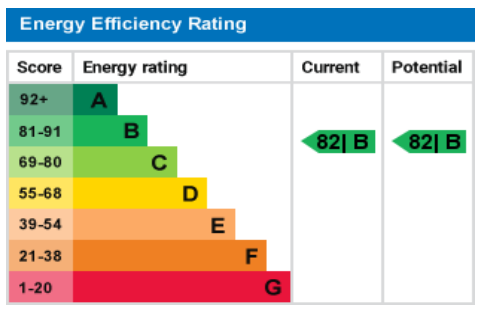


Directions

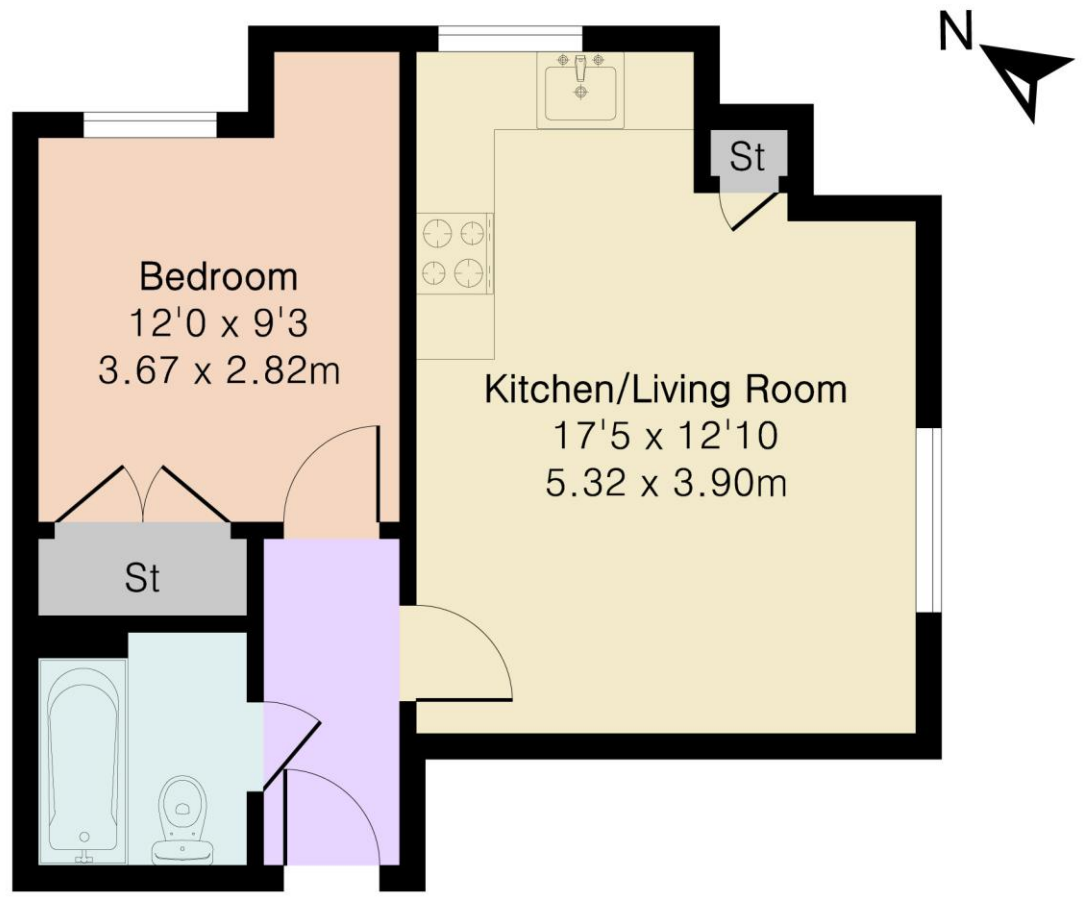
From our office in Great Bookham proceed to the top of the High Street turning right onto the A246 Guildford Leatherhead Road, proceed along taking the 7th turning on your left hand side into Norwood Road and Flat 2 can be found a short way along on your left hand side.

Local Authority

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



Approximate Gross Internal Area 391 sq ft - 36 sq m



First Floor

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 05.26.4265

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.

Flat 2, 257 Guildford Road Effingham, Surrey, KT24 5NP

A well presented 1 bedroom maisonette situated on the Effingham/Little Bookham borders offered for sale with NO ONWARD CHAIN.



THE PROPERTY

Originally constructed in 2018 by well known local builders Bryden Homes, this lovely maisonette provides the following accommodation; an open plan lounge / kitchen with the latter offering a good range of matching eye and base level units together with built-in Siemens appliances and ample work surfaces. In addition there is then a double bedroom with built-in wardrobe, access to a generous size loft and a modern bath/shower room. Other benefits include solid floors with underfloor heating, zoned thermostatic controls, hardwood floor to lounge / kitchen and hallway and hardwood doors with brush chrome doorhandles, pressurised hot water system with condenser boiler, block paved allocated parking space with a residential free car park opposite providing ample guest parking, remaining term of 10 year NHBC.





SITUATION

The property is located within walking distance of Effingham village which offers some small shops catering for daily needs. A more comprehensive range of amenities can be found at Bookham village approximately ½ mile away to include 2 small supermarkets, doctors and dentist surgeries, a post office, a library and a number of independent retailers. Effingham junction train station is approximately 2 miles away and provides a commuter service into London Waterloo and Victoria. The M25 gives good access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sectors.











Lease: 117 years remaining
Ground Rent: £0
Annual Service Charge: £0
Building Insurance Flat 2 allocation: £200 PA