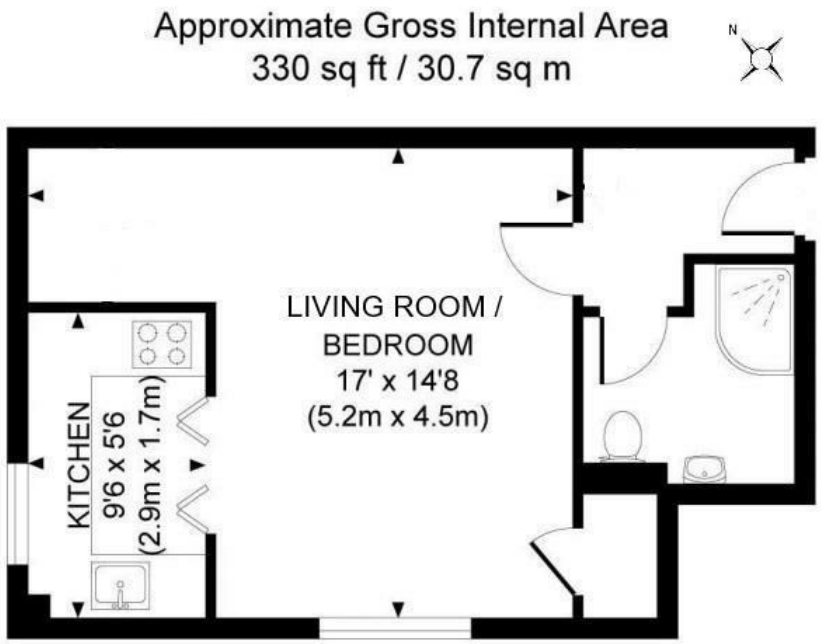
Flat 5 Pelham Court 11 Pelham Way, Great Bookham, KT23 4PR

Asking Price £179,950

- GROUND FLOOR STUDIO FLAT
- QUIET CUL-DE-SAC LOCATION
- EASY REACH OF POLESDEN LACEY
- SITTING ROOM/BEDROOM
- BATHROOM SUITE
- IDEAL INVESTMENT OR FIRST TIME BUY
- WALK TO LOCAL SHOPS AND AMENITIES
- MODERNISED TO A HIGH STANDARD
- FITTED KITCHEN
- PARKING SPACE & COMMUNAL GROUNDS

A superb opportunity to purchase this very well presented ground floor studio flat forming part of an established development in a quiet residential cul-de-sac within walking distance of village shops, amenities and The National Trust owned Polesden Lacey.
From a communal front door and entry phone to one's own front door and welcoming entrance hall opens into a bright and spacious sitting room. Ample room is available for a relaxed seating area, space for a desk and fitted cabin bed with storage underneath along with a fitted cupboard. The kitchen has been modernised and comprises ample worktops, plenty of cupboards, space for integrated and freestanding appliances. Off the hallway the bathroom suite has also been modernised.
Outside the property benefits from communal grounds and a parking space.



Tenure	Leasehold
Lease	99 years from 9.3.18 (91 years remaining)
Service Charge	£1456.48 pa
Ground Rent	£200 pa (esc every 25 yrs)
EPC	C
Council Tax Band	B

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