



6 Greathurst End, Bookham, Surrey, KT23 3JQ

Asking Price £215,000



- ONE BEDROOM GROUND FLOOR FLAT
- IDEAL INVESTMENT OR FIRST TIME BUY
- GENEROUS SITTING ROOM/DINING ROOM
- DOUBLE BEDROOM WITH FITTED WARDROBES
- FITTED KITCHEN
- WHITE BATHROOM SUITE
- EASY ACCESS FOR STATION NEARBY
- CONVENIENT FOR LOCAL SHOPS
- CLOSE TO ACRES OF OPEN COUNTRYSIDE
- NO ON-GOING CHAIN

## Description

This one bedroom ground floor flat makes an ideal first time buy or investment and is situated conveniently within a cul-de-sac within easy reach of Bookham station and common nearby. Conveniently for the purchaser, the property is offered for sale with no on-going chain.

A communal front and hallway lead to one's own front door and entrance hall. The sitting room offers plenty of room for a relaxed seating area along with space for a dining table. The kitchen features ample worktops for preparation, fitted floor and wall mounted cupboards along with space for integrated and freestanding appliances.

The double bedroom benefits from fitted wardrobes and is served by a bathroom suite with a fitted airing cupboard.

Outside there are communal grounds and a lockable storage shed with unallocated parking nearby.

## Situation

Conveniently located for the station and common and within a mile of the village centre which offers a wide range of shops and amenities including a bakers, butchers, a fishmongers, a greengrocers, a post office, two small supermarkets a delicatessen and coffee shops. There is also a library and doctors and dental surgeries.

Schools are well catered for nearby with a number of popular primary schools along with the Howard of Effingham secondary school

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.

Frequent rail services to London/ Guildford/ Leatherhead are available from Bookham Station which is just a short distance away.

### Tenure

Leasehold

### EPC

E

### Council Tax Band

B

### Lease

125 years from 08.04.1991 (91 years remaining)

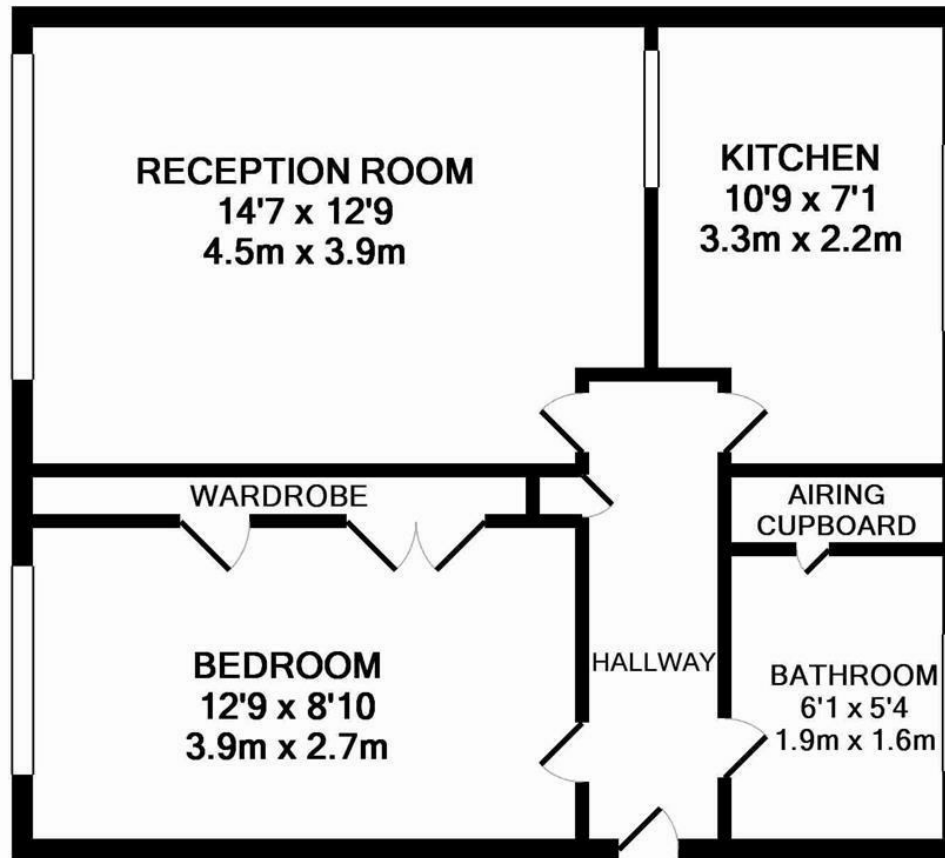
### Service Charge

£800 per annum

### Ground Rent

£10 per annum





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  
 Made with Metropix ©2016

43 High Street, Bookham, Surrey, KT23 4AD  
 Tel: 01372 452207 Email: [bookham@patrickgardner.com](mailto:bookham@patrickgardner.com)  
[www.patrickgardner.com](http://www.patrickgardner.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

