



Flat 4, Cochrane Court Church Road, Great Bookham, KT23 3JJ

Price Guide £335,000



- SOUGHT AFTER LOCATION
- GATED ACCESS
- BATHROOM + ENSUITE
- COMMUNAL GARDENS
- EASY WALK TO BOOKHAM VILLAGE
- TWO BEDROOM FIRST FLOOR APARTMENT
- LIVING DINING ROOM
- GARAGE
- SECURITY ENTRY PHONE SYSTEM
- NO ONWARD CHAIN

Description

This modern first floor flat is located in a most sought after gated development within easy walking distance of Bookham Village with its range of shops and about half a mile from the station. The property makes an ideal investment or for owner occupation and is offered to the market with NO ONWARD CHAIN.

Electric gates give access to the development and the entry phone controlled front door leads to the communal entrance hall. Own front door opens to the hallway which leads to the bright living / dining room and the fitted kitchen.

The main bedroom features some fitted wardrobes and an en-suite comprising a shower and a basin. There is a second bedroom and a bathroom with a bath, hand basin and wc.

Outside the property benefits from a garage in a nearby block and lovely well maintained communal grounds mainly laid to lawn.

Tenure	Leasehold - Share of Freehold
EPC	C
Council Tax Band	E
Lease	999 years from 29.09.1997 (971 years remaining)
Service Charge	£3,311 per annum
Ground Rent	Peppercorn



Situation

Situated within a very short walk from Bookham village with its wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and coffee shops. There is also a library, doctors and dental surgery.

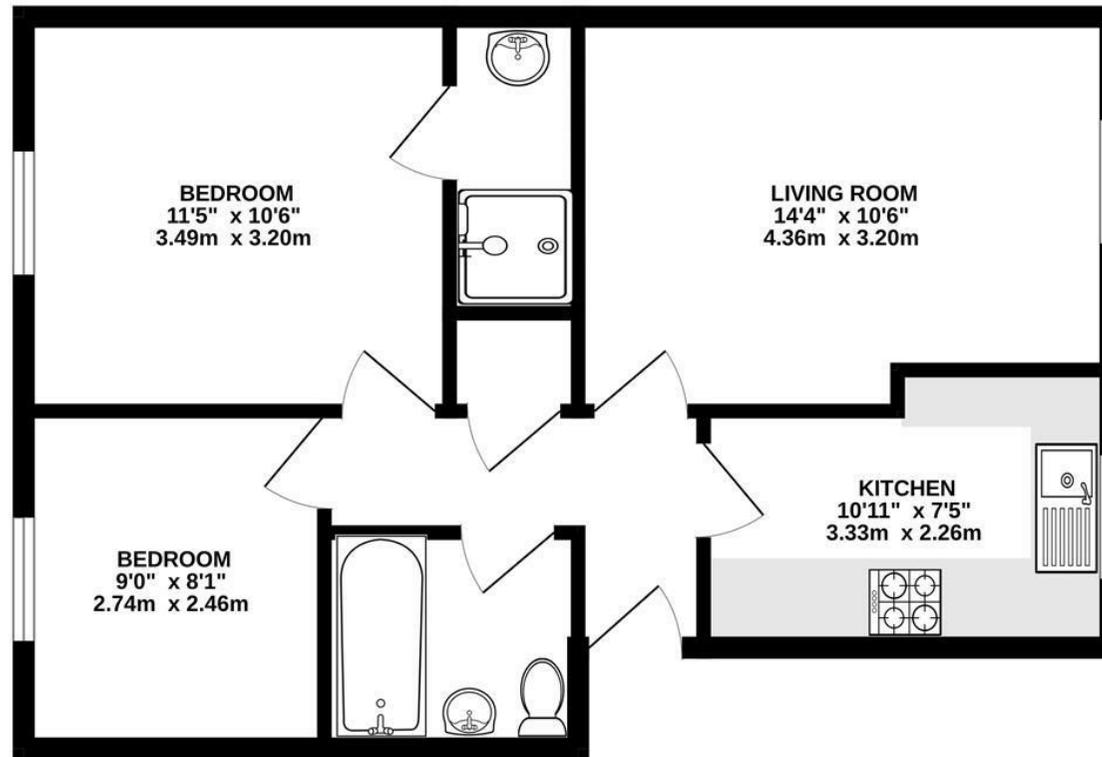
Bookham train station is a short walk, providing services to London and Guildford.

The National Trust owned Bookham Common and Polesden Lacey are both a short walk away for country pursuits offering easy access to Ranmore Common and Norbury Park, the gateway to the Surrey Hills.

Nearby recreational facilities include the Beaverbrook Estate nestled in the Surrey Hills, the private members Nuffield Health Club in central Leatherhead and a wide range of golf clubs including Effingham Golf Club, Tyrells Wood Golf Club at Leatherhead and the RAC Country Club at Epsom.

The property is within easy reach of the A3 and M25 and ideally located halfway between both Gatwick and Heathrow airports.

FIRST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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