Flat 6, Pelham Court 11 Pelham Way, Bookham, Surrey, KT23 4PR

Asking Price £224,950

- GROUND FLOOR ONE BED APARTMENT
- FITTED KITCHEN
- ENTRYPHONE SYSTEM
- WALK TO LOCAL SHOPS & AMENTIES
- WALK TO POLESDEN LACEY
- DOUBLE ASPECT SITTING/DINING ROOM
- BATHROOM SUITE
- GARAGE IN BATTERY NEARBY
- EASY REACH OF EXCELLENT SCHOOLS
- IDEAL INVESTMENT OR FIRST TIME BUY

Description

Situated in a quiet and peaceful development within easy reach of local village shops, schools and amenities nearby is this well-proportioned ground floor apartment which would suit both first-time buyers and investors alike.

The accommodation includes:- From a communal front door with entry phone to one's own front door and an entrance hall, a spacious bright double-aspect living room with ample room for seating and a dining table, a fitted kitchen with a good range of matching wall and base units and ample work surfaces for preparation, space for integrated and free standing units., a bathroom suite , and a good sized double bedroom.

Outside the property benefits from pleasant communal gardens to enjoy and a garage within the block.

Situation

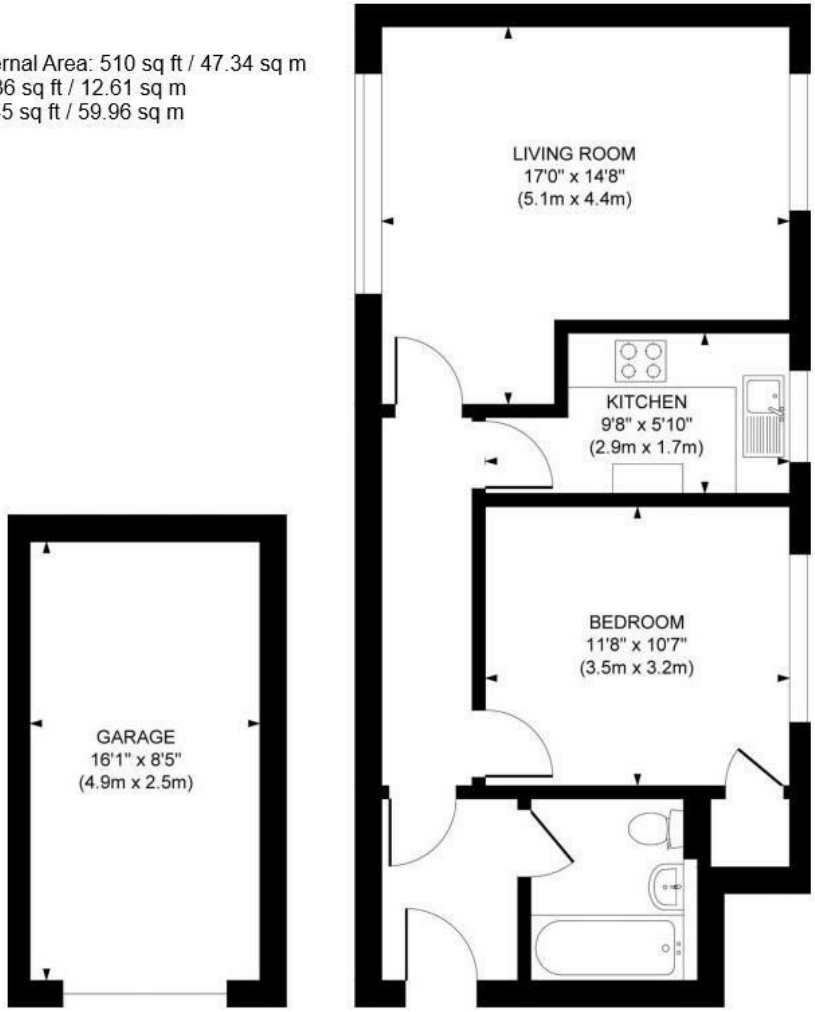
Situated within walking distance of Bookham High Street which offers a wide range of shops and amenities including a bakers, a butchers, a fishmonger, greengrocer, post office, two supermarkets and coffee shops. There is also a library, doctors and dental surgery.

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. Bookham station offers services to London Waterloo, Victoria and Guildford in the opposite direction.

Within the locality there are a number of excellent local schools both private and state funded. Eastwick Schools, The Great Bookham School, Polesden Lacey Infant and Manor House Independent School are all located in Bookham with the Howard of Effingham Secondary School and St Teresa's Preparatory School situated in the neighbouring village of Effingham.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	189 years from 25.03.1984 (147 years remaining)
Service Charge	£2228.16 to 24.03.26
Ground Rent	£100 per annum until 2034 then an increase of £100 every 50 years

Approximate Gross Internal Area: 510 sq ft / 47.34 sq m
Garage: 136 sq ft / 12.61 sq m
TOTAL: 645 sq ft / 59.96 sq m



GARAGE GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all cimensions, shapes and compass bearings before making decisions reliant upon them. (ID1268180)

© 2026

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
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 firms employment has the authority to make or give any representation or warranty in respect of the property.