



4 Lennox Court, 1-3 Pelham Way,
Great Bookham, Surrey, KT23 4PR

£280,000 Leasehold

Directions

From our office in Great Bookham proceed to the top of the High Street turning left onto the A246 Guildford/Leatherhead Road. Proceed along until you come to the crossroads at the second set of traffic lights turn right into Crabtree Lane. Proceed along taking the second turning on your right hand side into Dawnay Road and then first right into Pelham Way and Lennox Court can be found on your left hand side.

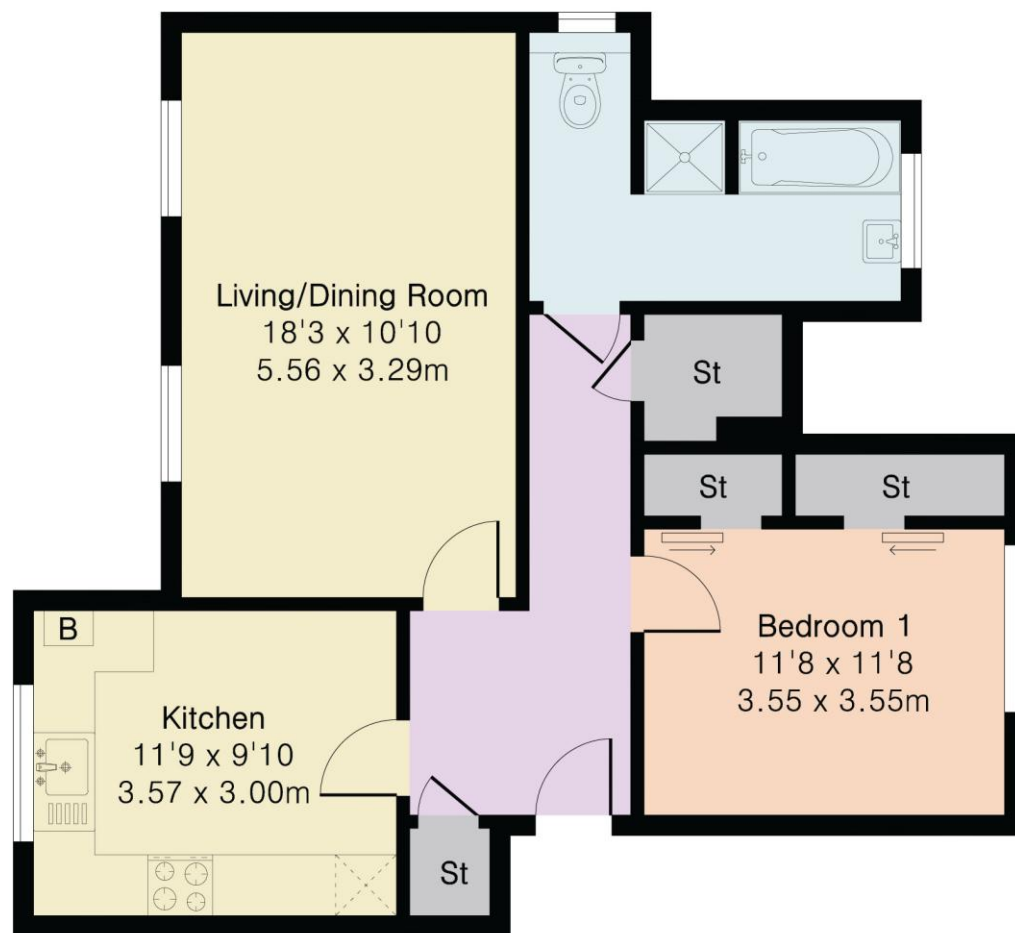
Local Authority

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approximate Gross Internal Area 661 sq ft - 61 sq m



First Floor

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A superbly appointed 1 bedroom first floor apartment situated in a popular cul de sac location offering easy access to Bookham Village centre.

THE PROPERTY

Originally constructed in 2009 this lovely home has subsequently been comprehensively modernised and re-decorated enabling the property to now benefit from an extremely light, bright and contemporary feel. Currently the accommodation includes a generous size living room, excellent kitchen/breakfast room incorporating a good range of matching eye and base level units together with ample work surfaces and space for a breakfast table. The stylish bedroom provides a comprehensive range of glass fronted mirrored wardrobes providing excellent storage facilities. Completing the accommodation is a modern family bathroom with separate shower. Other benefits include communal gardens, UPVC double glazed windows, Gas central heating, 3 allocated parking spaces.

Tenure: Leasehold

Lease: 106 years remaining

Annual Service Charge: £1,800.00 inc Building Ins

Ground Rent: £75.00



SITUATION

The property is located in a popular private cul de sac on the south side of the village just over ¼ mile from Bookham village centre which provides an excellent range of local shops including two small supermarkets, doctors and dentist surgery, a post office, a library, a butchers, family run fishmongers, coffee shops and public houses and a number of other independent retailers. Bookham train station is just over a mile away and offers a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned.

