



Church Road, Great Bookham, Leatherhead, KT23 3EG

- Stylish Two Bedroom Apartment
- SHARE OF FREEHOLD
- EV CHARGER INCLUDED
- Open Plan Living
- First Floor
- Parking
- Two Bathrooms
- Over 930 Sq FT!

Offers In The Region Of £440,000



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DESCRIPTION

HUNTERS APARTMENT DEPARTMENT

Beautifully Finished. Brilliantly Designed. Effortlessly Stylish. Some apartments tick the boxes. Others set an entirely new standard. Welcome to this exceptional two-bedroom, two-bathroom first-floor apartment, set within an exclusive development constructed just seven years ago. Offering an impressive 932 sq ft of beautifully appointed accommodation, a share of freehold and a finish that feels every inch as good as it looks, this is apartment living with absolutely no compromises. The undeniable star of the show is the magnificent open-plan kitchen, dining and living space. Generous proportions, elegant herringbone flooring and an abundance of natural light create an effortlessly sophisticated setting. The bespoke kitchen is a particular triumph, combining contrasting light and dark cabinetry with a stylish central island, excellent storage and a contemporary finish. Whether entertaining friends or enjoying a quiet Sunday morning, this is a space designed to impress without trying too hard. Both bedrooms are genuine doubles, beautifully presented and thoughtfully proportioned. The principal bedroom enjoys its own contemporary en-suite shower room, while a second equally stylish bathroom serves the remainder of the apartment. Both feature modern fittings and refined finishes that complement the quality throughout. The development itself offers an exclusive, established setting, while the share of freehold adds another attractive dimension to an already compelling proposition.

Perfectly positioned to enjoy the charm of Great Bookham, the village offers independent shops, cafés, restaurants and everyday amenities. Bookham Station provides services towards London Waterloo and Guildford, while the A3 and M25 offer convenient road connections. Families are also well served by local schools including Eastwick, Great Bookham School and Howard of Effingham.

Beautifully finished, wonderfully spacious and refreshingly individual.

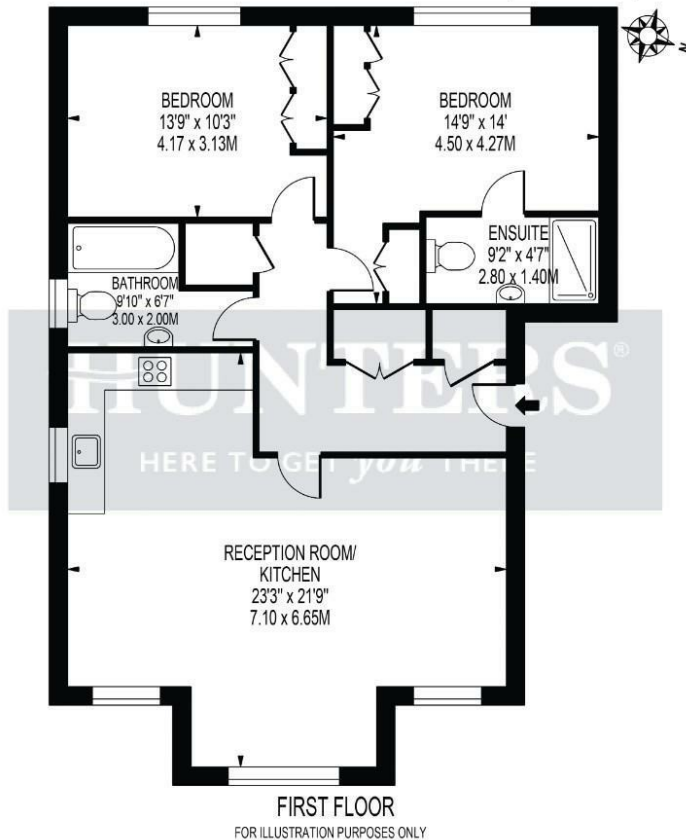




HUNTERS[®]
HERE TO GET *you* THERE

CHURCH ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 932 SQ FT - 86.62 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Viewings

Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.