

Flat 7 Bookham Grove House Bookham Grove, Great Bookham, Surrey, KT23 4NS

Offers In Excess Of £400,000









- SUPERB DUPLEX APARTMENT
- TWO BEDROOMS
- FITTED KITCHEN
- CLOAKROOM
- WALK TO SHOPS AND AMENITIES
- SHARE OF THE FREEHOLD
- LOUNGE/DINING ROOM
- BATHROOM SUITE & SEPARATE SHOWER
- OWN GARAGE & ALLOCATED PARKING
- EASY ACCESS FOR POLESDEN LACEY

Description

Within the historical Bookham Grove Estate is this superb two bedroom duplex apartment forming part of the Grade II Listed Bookham Grove House with a share of the freehold, overlooking the grounds to the rear and benefitting from its own garage. The property boasts a wealth of original features throughout and makes an ideal home for the downsizer or professional couple.

A communal front door opens onto a superb reception hall and sweeping staircase leading to the first floor landing with one's own front door to a superb lounge/dining room with space for a relaxed seating area and dining table. The kitchen is easily accessed and offers a wealth worktops for preparation, ample cupboards for storage and space for integrated and freestanding appliances along with cupboard storage to the rear. Conveniently for guest there is a cloakroom with w.c and wash hand basin.

A staircase leads upstairs to the landing and the principle bedroom with space for cupboards. A further guest bedroom also features and both benefit from a bathroom suite and a separate shower room off.

Outside the property features its own garage and use of allocated parking. To the rear superb communal grounds with a sunny south easterly aspect form part of the estate with use of the summer house to the rear to enjoy.

Situation

Forming part of the historic Bookham Grove Estate with Georgian origins this property is just a brief walk from local retailers which offer a wide range of shops and amenities including a bakers, butchers, a fishmonger, greengrocer, post office, two supermarkets and coffee shops. There is also a library, doctors and dental surgeries.

Within easy reach are Norbury Park, Polesden Lacey, Bookham Common and Denbies Wine Estate. Nearby recreational facilities include the private members Nuffield Health Club in central Leatherhead, the Leisure Centre at Fetcham Grove 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'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, and Guildford are available from Bookham and Leatherhead Stations.

Tenure	Leasehold - Share of Freehold
EPC	D
Council Tax Band	C
Lease	999 years from 1985 (958 years remaining)
Service Charge	£3,380 per annum
Ground Rent	£10 per annum
Other	Quinquenial Charge (the management company may collect upto 1% of each property's value every five years to support major works.)

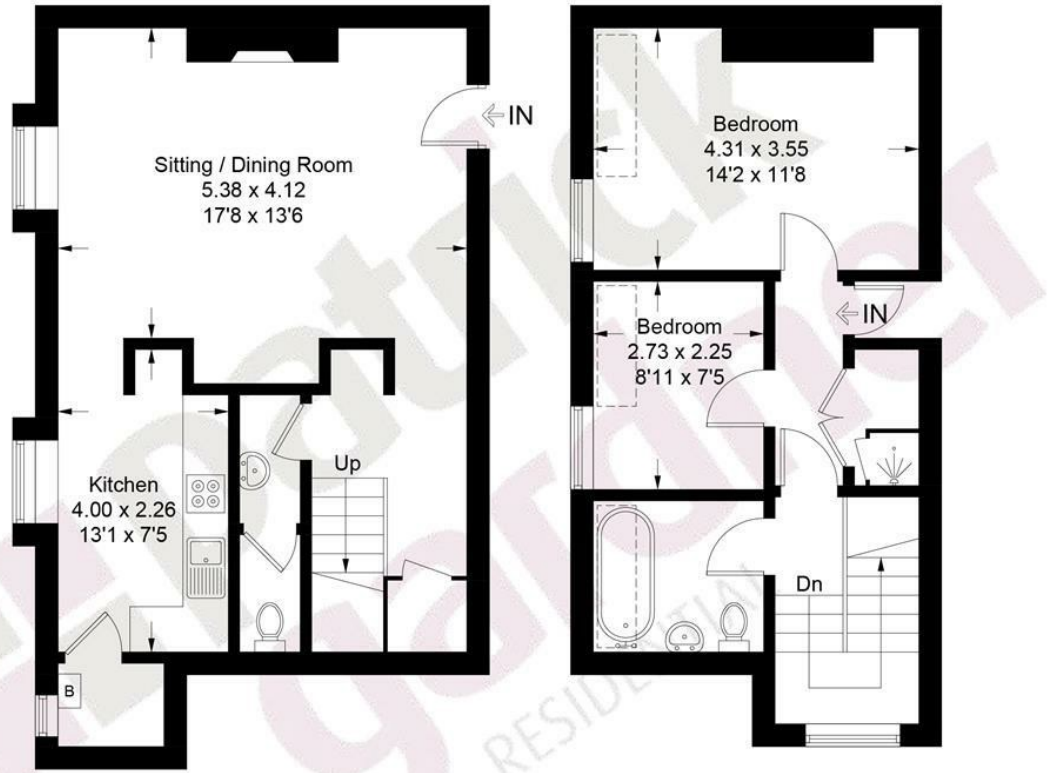






= Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 83.3 sq m / 897 sq ft



First Floor **Second 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 dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1308188)

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