



19 Hamilton Court Eastwick Park Avenue, Bookham, Surrey, KT23  
3LR

Asking Price £259,950



- MODERNISED GROUND FLOOR APARTMENT
- DOUBLE BEDROOM WITH BUILT IN WARDROBES
- SHAKER STYLE KITCHEN
- SINGLE GARAGE
- 1.1 MILES TO BOOKHAM STATION
- EXTENDED LEASE: 147 YEARS REMAINING
- GENEROUS SIZED LIVING ROOM
- WELL MAINTINED COMMUNAL GARDENS
- DOUBLE GLAZING THROUGHOUT
- EASY WALK TO BOOKHAM HIGH STREET

## Description

This beautifully presented ground floor apartment has been modernised by the current owners and is situated in a popular location within walking distance of the village centre. Further benefits include double glazing throughout, a garage and an extended lease.

An entry phone system leads you through to the communal entrance hall with private front door. As you open the front door you are welcomed into the hallway with oak effect laminate flooring, a storage cupboard and an airing cupboard. There is a generous sized living room with a feature bay window overlooking the communal gardens and a refurbished shaker style kitchen with ample storage cupboards and work surface space. The kitchen features a Bosch oven, hob and extractor and offers space for further appliances.

There is a good sized double bedroom with built in wardrobes and a classic look bathroom with a Mira digital shower.

Outside there are beautifully maintained communal grounds with lawn and mature hedging. There is a single garage in a block which also offers useful additional storage in the pitch of the roof.

## Situation

Located within an easy walk of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two supermarkets and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

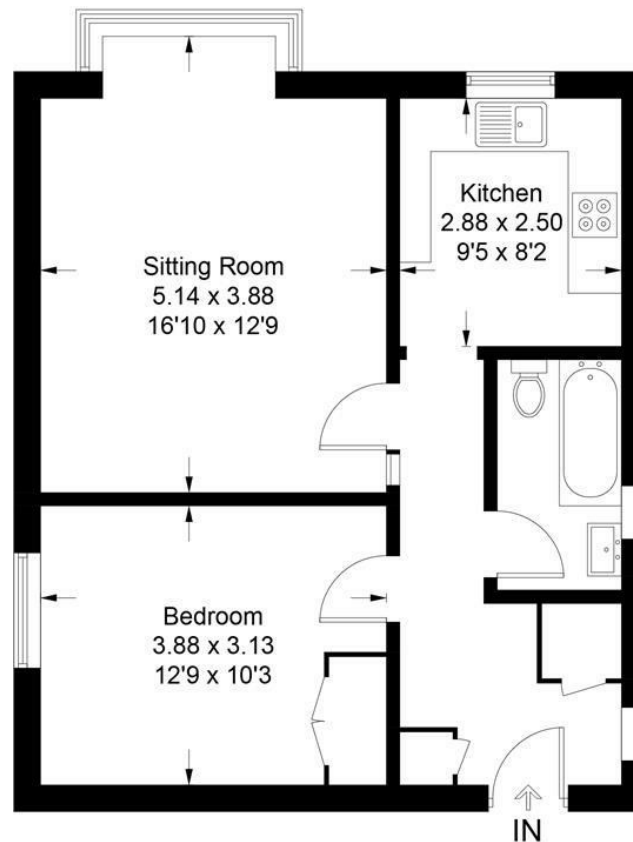
A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore, all accessible open countryside for walking and cycling and there is a plethora of sports clubs to choose from.

Bookham station is 1.5 miles away and offers frequent services to London and with easy access to the A3 and the M25, this property is perfectly located for your commute either by rail or road.

|                           |                                                 |
|---------------------------|-------------------------------------------------|
| <b>Tenure</b>             | Leasehold                                       |
| <b>EPC</b>                | C                                               |
| <b>Council Tax Band</b>   | C                                               |
| <b>Lease</b>              | 189 years from 25.12.1983 (147 years remaining) |
| <b>Service Charge</b>     | £1,811 per annum                                |
| <b>Ground Rent</b>        | £100 per annum                                  |
| <b>Ground Rent Review</b> | Increase of £50 every 33 years                  |



Approximate Gross Internal Area = 52.3 sq m / 563 sq ft



## 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 dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1233791)  
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