



18 Griffin Court Griffin Way, Great Bookham, Surrey, KT23 4JQ

Asking Price £249,950



- PRIVATE GATED ACCESS TO THE HIGH STREET
- ONE BEDROOM
- OPEN PLAN LIVING / DINING / KITCHEN
- ALLOCATED PARKING NEXT TO MAIN ENTRANCE
- EASY REACH OF SHOPS & AMENITIES
- GROUND FLOOR APARTMENT
- BATHROOM
- BEAUTIFUL COMMUNAL GARDENS
- DIGITAL OIL FIRED RADIATORS
- CONVENIENT FOR POLESDEN LACEY

## Description

With private security gated access to Bookham High Street shops and amenities, this ground floor apartment offers the opportunity of living in a most sought after development with private grounds at the heart of Bookham Village with its wealth of independent retailers and amenities nearby.

A communal front door opens and leads to one's own front door giving access to a small entrance hall which has a useful storage cupboard and door to the open plan living/dining area with superb modern fitted kitchen with a range of integrated appliances, floor and wall mounted cupboards. Ample space is available for a dining table and chairs along with space for a relaxed seating area. From here a doorway leads to the bathroom and separately a bedroom with plenty of fitted wardrobe cupboard storage.

Outside the property benefits from communal gardens and its own parking space.

## Situation

Situated at the heart of Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, a fishmongers, a greengrocers, a post office, two small supermarkets delicatessen and coffee shops. There is also a library and doctors and dental surgeries.

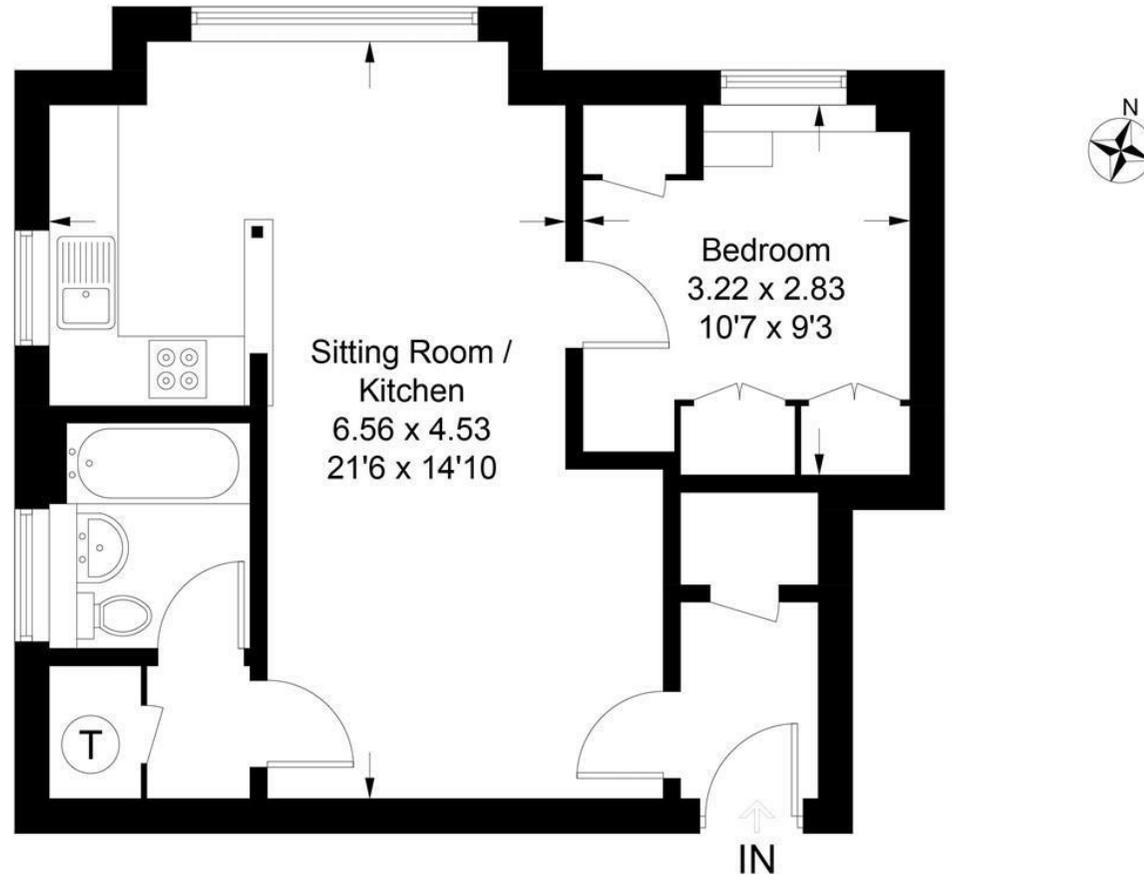
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore and the area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

<b>Tenure</b>	Leasehold
<b>EPC</b>	D
<b>Council Tax Band</b>	C
<b>Lease</b>	150 years from 25.12.08 (132 years remaining)
<b>Service Charge</b>	£1,507.46
<b>Ground Rent</b>	Peppercorn



Approximate Gross Internal Area = 44.6 sq m / 480 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. (ID455022)  
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