



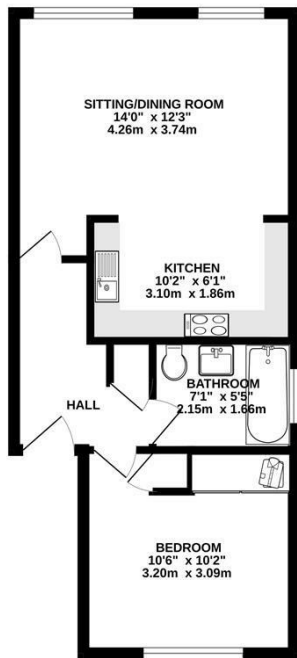
7 Bennetts Farm Place, Little Bookham, KT23 3AH

Price Guide £265,000

- GROUND FLOOR APARTMENT
- 1 DOUBLE BEDROOM
- MODERN KITCHEN
- ALLOCATED PARKING & VISITOR PARKING
- IDEAL FIRST TIME BUY OR INVESTMENT

- LONG LEASE (968 YRS REMAINING)
- BRIGHT LIVING/ DINING ROOM
- MODERN BATHROOM
- EASY REACH OF BOOKHAM STATION
- NO ONWARD CHAIN

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Miroplan 12/2024

This well presented ground floor flat is situated in a popular development in a convenient location with easy access to Bookham Station and common. The property benefits from a long lease, allocated parking and is an ideal first time buy or investment.

There is a bright and spacious living /dining room with a wide opening to the kitchen. The kitchen offers a range of units with integrated fridge freezer, single oven and space for a washing machine. There is a good sized double bedroom with a built in wardrobe and a modern bathroom.

Outside there is an allocated parking space along with visitor parking.

Tenure
Lease

Service Charge
Ground Rent
EPC
Council Tax Band

Leasehold
999 years from 25.12.93
(968 years remaining)
£1,811 per annum
Peppercorn
D
C



43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 **Email:** bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

