



25 Bookham Court Church Road, Great Bookham, Surrey, KT23 3ET

Asking Price £269,950



- TWO BED GROUND FLOOR FLAT
- WALK TO BOOKHAM STATION
- FITTED KITCHEN
- GARAGE IN BLOCK
- CONVENIENT FOR AMENITIES

- EXTENDED LEASE ON COMPLETION
- EASY REACH OF BOOKHAM COMMON
- BATHROOM SUITE
- VISITOR PARKING
- VACANT POSSESSION

Description

Situated in a convenient location for Bookham Station and Acres of open Green Belt is this superb ground floor two bedroom flat ideal as an investment or first time buy. The property will benefit from an extended lease currently being updated by the owners and is offered for sale with the added benefit of vacant possession.

A communal front door leads to ones own front door and entrance hall with a storage cupboard. This leads to a good sitting lounge/dining room with ample space for a cosy seating area and space for a dining table and chairs. The kitchen benefits from a good range of fitted floor and wall mounted cupboards. The principle double bedroom features fitted wardrobes and along with a good sized second bedroom, both are served by a family bathroom suite.

Outside, the property sits in well-kept communal grounds with first come, first served parking/visitor's parking and a garage in a nearby block.



Situation

Ideally located being a short walk from Bookham Station which offers frequent rail services to London, Guildford and Leatherhead.

Bookham High Street offers a wide range of shops and amenities including a baker, butcher, a fishmonger, a greengrocer, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors' and dental surgeries.

The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

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.

Tenure

Leasehold

EPC

E

Council Tax Band

D

Lease

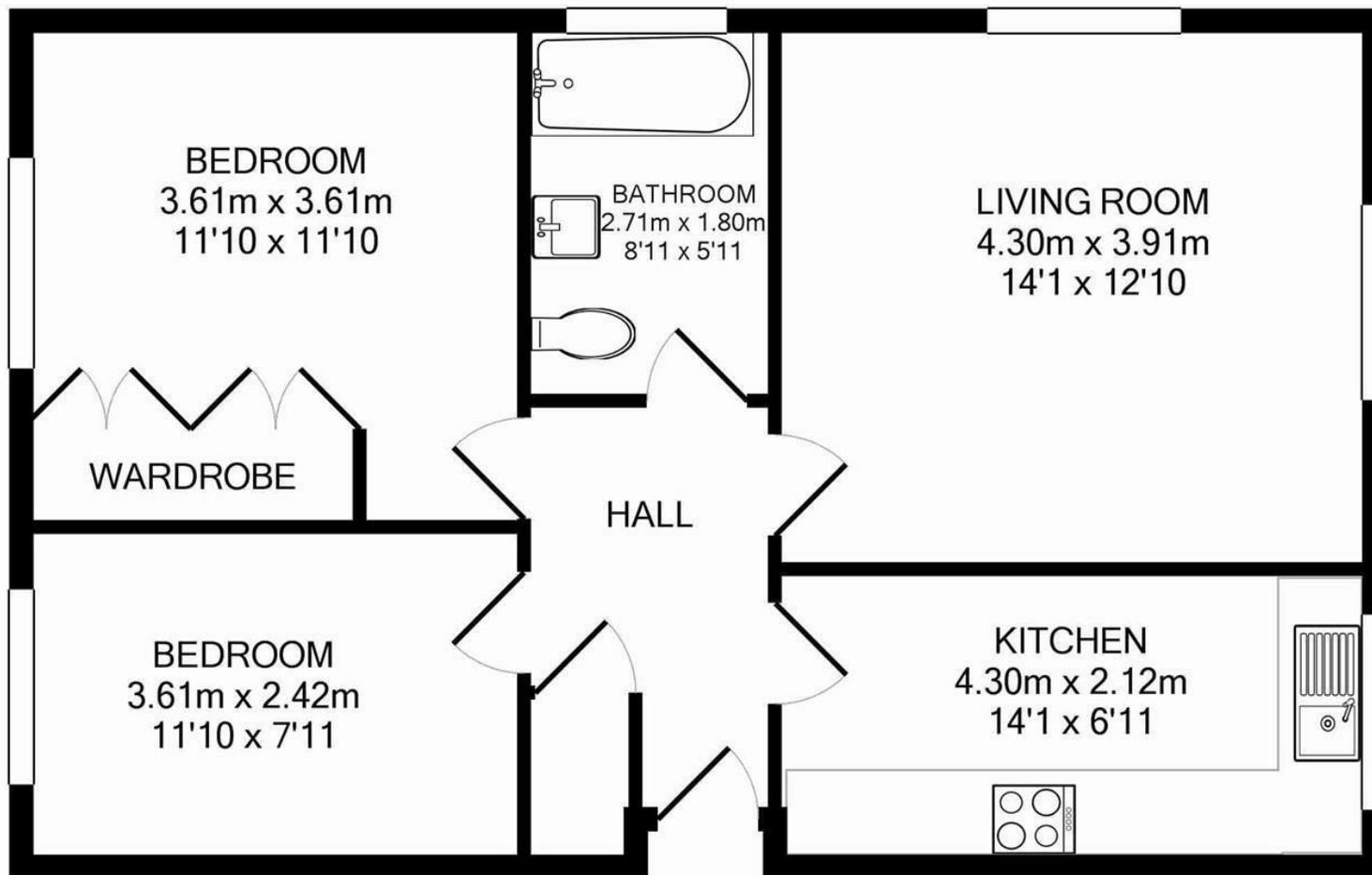
125 years from 01.01.1982 - currently being extended by the present owners

Service Charge

£1,650 per annum

Ground Rent

£113.09 per annum



Total Approx. Floor Area 58.2 Sq.M. (627 Sq.Ft.)
 Measurements are approximate. Not to scale. Illustrative purposes only
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