



3 Oakleigh House, Bookham, Surrey, KT23 3EG

Offers In Excess Of £425,000



- FIRST FLOOR APARTMENT
- TWO PRIVATE PARKING SPACES
- SPACIOUS 23' OPEN PLAN LIVING/DINING KITCHEN
- CONTEMPORARY BATHROOM SUITES
- ELECTRIC CAR CHARGING POINT
- ATTRACTIVE BAY WINDOW TO LIVING AREA
- EASY WALK TO BOOKHAM HIGH STREET
- TWO GENEROUS DOUBLE BEDROOMS - ENSUITE TO MASTER
- UNDERFLOOR HEATING THROUGHOUT
- SHARE OF FREEHOLD

Description

Conveniently situated close to Bookham Village is this beautiful, modern first floor, two bedroom apartment with a share of the freehold, traditionally built by Maddox Homes in 2021. The main double doors lead to a staircase to the first floor.

The front door to the property takes you into a spacious hallway with entryphone system, alarm and ample storage cupboards, one of which is equipped with Neff washing machine and tumble dryer. To the front of the property is a stunning, open plan kitchen/diner/sitting room. The kitchen area features quartz worktops, large integrated fridge/freezer, integrated dishwasher, Siemens oven/grill, induction hob and extractor fan. It is a light and airy room for relaxing, dining and entertaining.

The master double bedroom overlooks the pretty communal garden and boasts a triple and double fitted wardrobes and a luxury en-suite. Bedroom two is also a double and again overlooking the pretty communal garden. This also boasts two double fitted wardrobes. There is a fully fitted family bathroom with handy cupboard for storage.

To the front of the property are two parking spaces with an electric car charging point and enclosed bin storage. The surrounding communal grounds have been beautifully designed with areas of mature shrubs and communal secure bike storage.

9 years remining on BLP Buildmark Warranty.



Situation

Oakleigh House is situated within easy walking distance of both Bookham Common and Bookham Station. Bookham village is just a short walk away and offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a small supermarket and several delicatessens 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.

There are many recreational facilities nearby including 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.

Tenure	Share of Freehold
Lease	999 years from January 2021
Service Charge	£1618 per annum currently
Ground Rent	Peppercorn
Ground Rent Review	N/A
EPC	B
Council Tax Band	D

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft



First 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. (ID904089)
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