

7 Chestnut House Church Road, Great Bookham, Surrey, KT23 3ES

Offers Over £199,950









- FIRST FLOOR STUDIO APARTMENT
- FLEXIBLE OPEN-PLAN ACCOMMODATION
- GATED ENTRANCE
- COMMUNAL BIKE STORE
- CLOSE TO BOOKHAM COMMON
- WALKING DISTANCE TO BOOKHAM STATION
- LANDSCAPED COMMUNAL GROUNDS
- AUDIO ENTRY PHONE & LIFT ACCESS
- 15 MINUTE WALK TO VILLAGE SHOPS
- M25 AVAILABLE NEARBY AT JUNCTION 9

Description

Situated in a convenient position for Bookham Station and Bookham Common is this first floor studio apartment offering flexible, open-plan accommodation, with views overlooking National Trust land. The property is built to a high specification and includes an audio entry system, elegant Shaker style painted kitchen, a full range of Siemens/Zanussi appliances, gas-fired central heating, and would make an ideal investment or first-time buy.

A communal entrance hall, and staircase or lift, lead to one's own front door. The entrance hall has cupboard storage and a door opening onto a light and bright lounge/dining area, offering plenty of space for relaxed seating and a dining table. The kitchen boasts a full range of integrated appliances, worktops for preparation, and plenty of floor and wall-mounted cupboards for storage. The bedroom area, with a partition, offers plenty of space for a double bed and has a fitted three-door wardrobe. A second door from the hall leads to a spacious bathroom with large walk-in shower, hand basin, w.c, heated floor and heated towel rail.

The property further benefits from a useful bike store and a long lease.

Situation

The property is situated a short walk from the National Trust owned Bookham Common, which is ideal for walkers, cyclists and riders alike. Bookham Station is across the road from the property, offering services to London, Guildford and Leatherhead.

The A3 and M25 are within easy reach, and the property is ideally located halfway between Gatwick and Heathrow airports. Bookham Village is a 15 minute walk away, or there is a frequent bus service which takes 4 minutes. The village offers a wide range of shops and amenities, including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarkets and delicatessen and coffee shops. There is also a library and doctors and dental surgeries.

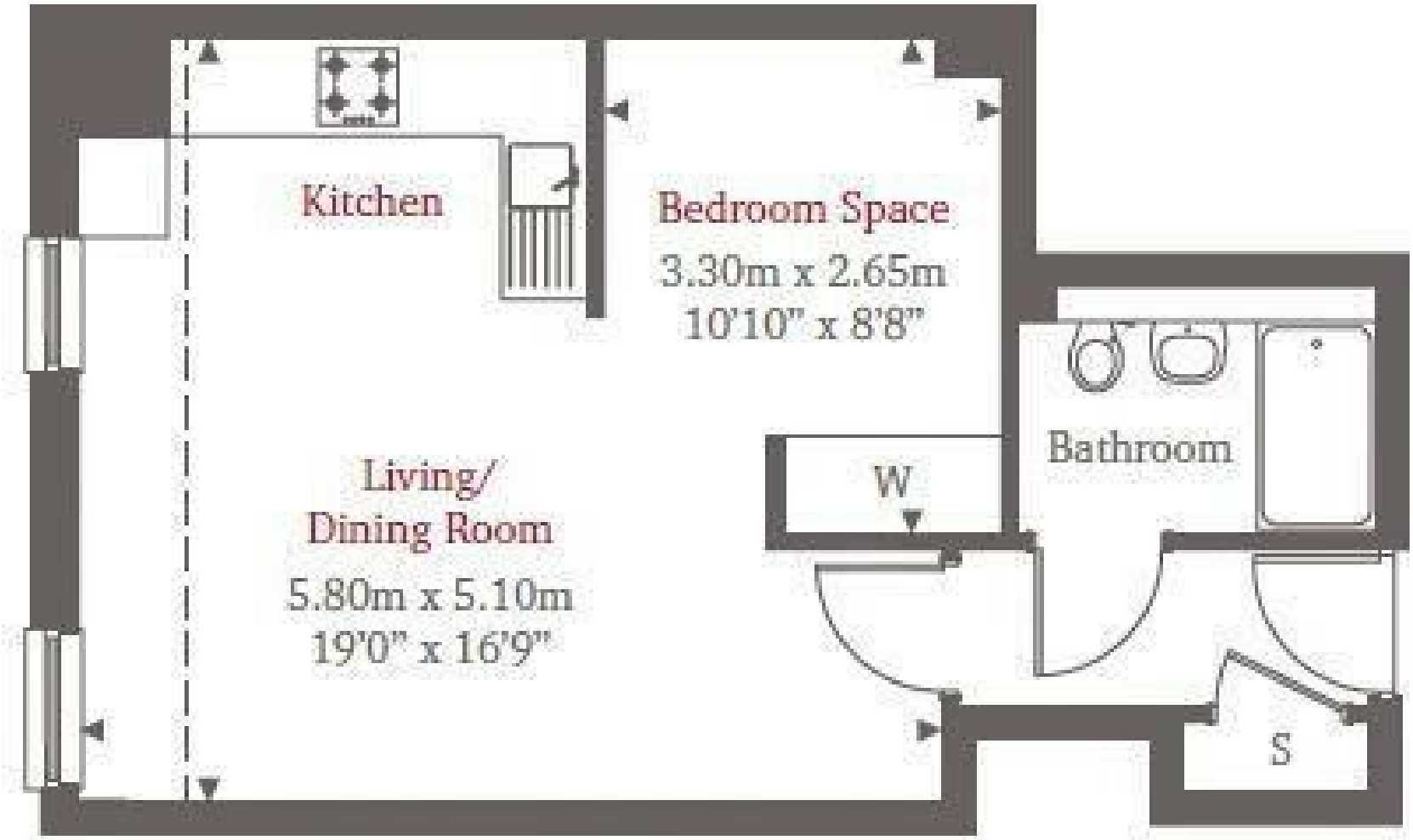
A wide selection of recreational facilities is available in the area, such as Bocketts Farm, Polesden Lacey National Trust, Ranmore, the refurbished Leisure Centre at Fetcham Grove and a wide range of golf clubs, including Effingham Golf Club.

Tenure	Leasehold
EPC	B
Council Tax Band	B
Lease	125 years from 1st August 2018
Service Charge	£880.00 bi annually (£1,761.98)
Ground Rent	£227.55 per annum









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.