



**3 Bookham Court, Church Road,
Surrey KT23 3ET**

£269,950 Leasehold

Directions

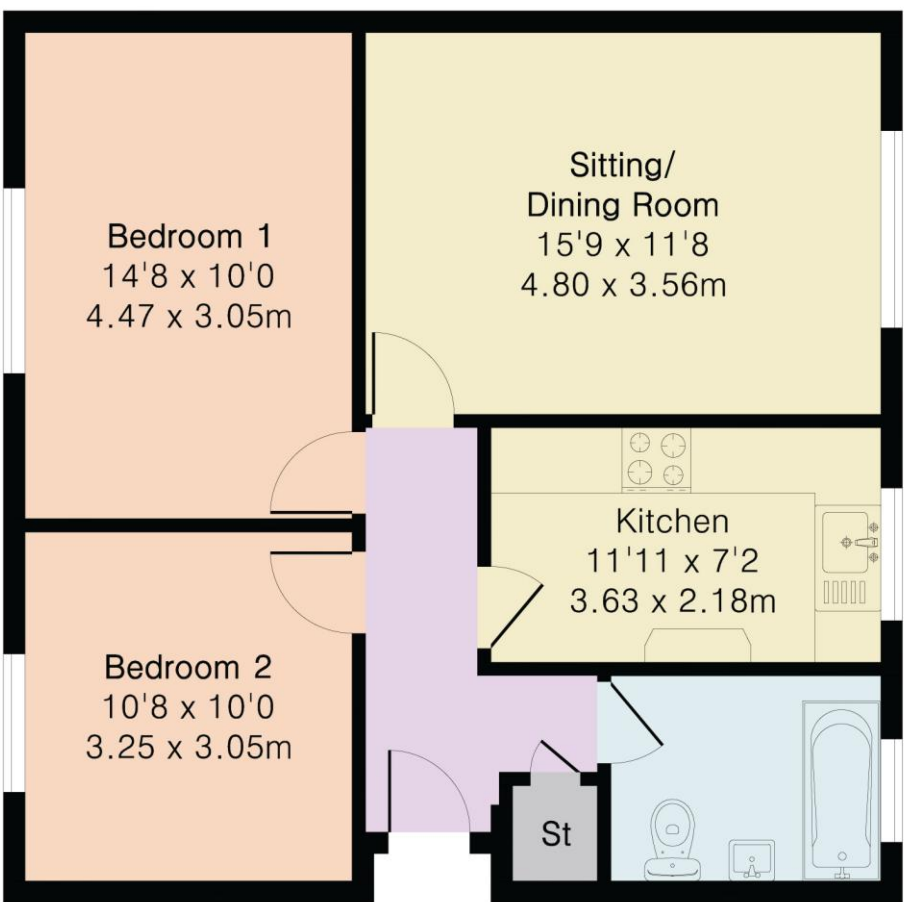
From our office in Great Bookham proceed to the bottom of the High Street proceeding straight over the squareabout into Church Road. Carry on for about 1 mile and Bookham Court can be found on your left hand side just after Bookham train station on your right hand side with number 3 to be found on the left of the development.

Local Authority

Mole Valley District Council Tel: 01306 885001
Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 671 sq ft - 62 sq m



Ground Floor

**3 Bookham Court, Church Road, Surrey
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A very well presented two bedroom ground floor apartment situated within a 2 minute walk of both Bookham train station and The Common. Offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in the 1980s this popular style of apartment does in our opinion provide well proportioned accommodation as well as benefitting from a light, bright and contemporary feel. Currently this consists of a good size lounge / dining room, separate kitchen with a range of matching eye and base level units together with ample work surfaces, two bedrooms and a family bathroom with underfloor heating. Other benefits include communal gardens, garage en bloc, visitor parking and newly fitted carpets.

Lease: 80 years 2 months
The vendor is currently in the process of having the lease extended
Maintenance: £1,650 (1.3.25 to 28.2.26)
Ground rent: £113.09 NB this would be £0 with the new lease



SITUATION

Bookham Court comprises of a variety of one and two bedroom apartments situated within a 2 minute walk of Bookham train station which provides a commuter service to London Waterloo and Victoria. Bookham Common is also a short walk away and also offers superb National Trust walking and riding countryside. The village centre is under a mile away offering a variety of shops including two small supermarkets, doctors and dentist surgeries, bakers, fishmongers, greengrocers, coffee shops and public houses together with a number of other independent retailers. The M25 can be reached at junction 9 Leatherhead giving good motorway access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools both in the state and private sector.

