

3 The Saddlery, Little Bookham, Surrey, KT23 4FG

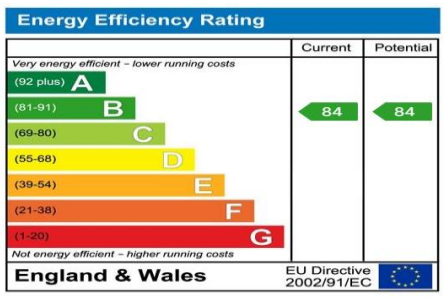
£96,000 – 30% Shared Ownership

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Proceed along until you come to a roundabout and then the entrance to The Saddlery can be found just after on your right hand side with Number 3 to be found on the right.

Local Authority

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



Approximate Gross Internal Area 640 sq ft - 59 sq m

Ground Floor Area 26 sq ft – 2 sq m
First Floor Area 614 sq ft – 57 sq m



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Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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30% SHARED OWNERSHIP: RENT AND SERVICE CHARGE OF £865.74 MONTHLY (FOR THE 30%) BUT OPTION TO BUY A GREAT SHARE IN THE PROPERTY SHOULD BUYER WISH.

A beautifully presented 1 bedroom first floor maisonette situated in a private courtyard development within easy reach of Bookham village centre.

THE PROPERTY

Originally constructed in 2020 by Thakeham Homes this popular style of maisonette provides well proportioned accommodation as well as a light, bright and contemporary feel being ideal for first time buyers, downsizers or investors. Currently the accommodation consists of a good size dual aspect lounge/dining room, separate kitchen incorporating a comprehensive range of eye and base level units together with ample work surfaces, double bedroom and a contemporary bathroom. Other benefits include an allocated parking space together with guest parking.

LEASE: 129 YEARS REMAINING
GROUND RENT: £862.73 PA
ANNUAL SERVICE CHARGE: 0







SITUATION

The property is located approximately ½ mile from Bookham village centre which offers a good range of amenities to include two small supermarkets, doctors and dentist surgery, a post office, a library and a number of other independent retailers. Bookham station is approximately 1 mile away and provides a commuter service into London Waterloo and Victoria with Effingham Junction station located just over 2 miles away. The M25 can be reached at junction 9 Leatherhead giving good access to both Heathrow and Gatwick airports. Also within easy reach are excellent schools including the well renowned Howard of Effingham senior school. Surrounding the village is some delightful countryside much of which is National Trust owned.









