



IN NEED OF UPDATING

NO ONWARD CHAIN

EXTENDED 175 YEAR LEASE

NO GROUND RENT

SECURITY ENTRY

RESERVED PARKING BAY

Christies Residential are pleased to offer for sale this double bedroom first/top floor flat situated within walking distance of Bookham Station. The property is in need of updating but benefits from: no onward chain, extended 175 year lease with no ground rent, security entry, double glazing, 15'6 x 11' 3" living room, 16' bedroom, large family bathroom, communal gardens, reserved & visitor parking bays.

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

£219,950

Communal Entrance
With stairs to upper floor.

Security Entry

Entrance Hall
Via wood door. Security entry phone. Airing cupboard housing water tank with immersion.

Living Room
15' 6" X 11' 3" (4.72m X 3.43m)
Dual aspect double glazed windows. Electric heater.

Fitted Kitchen
8' 10" X 6' 9" (2.69m X 2.06m)
In need of re fitting. Double glazed window. Fitted wall & base units with stainless steel sink. Freestanding electric cooker, fridge & washing machine.

Double Bedroom
16' 8" X 8' 10" (5.08m X 2.69m)
Double glazed window with blind. Carpet.

Family Bathroom
8' 10" X 6' 9" (2.69m X 2.06m)
Obscure double glazed window. Matching white suite comprising: panel enclosed bath with wall mounted mixer shower, wash hand basin & low level WC. Vinyl floor.

OUTSIDE

Reserved Parking Bay
Number 39

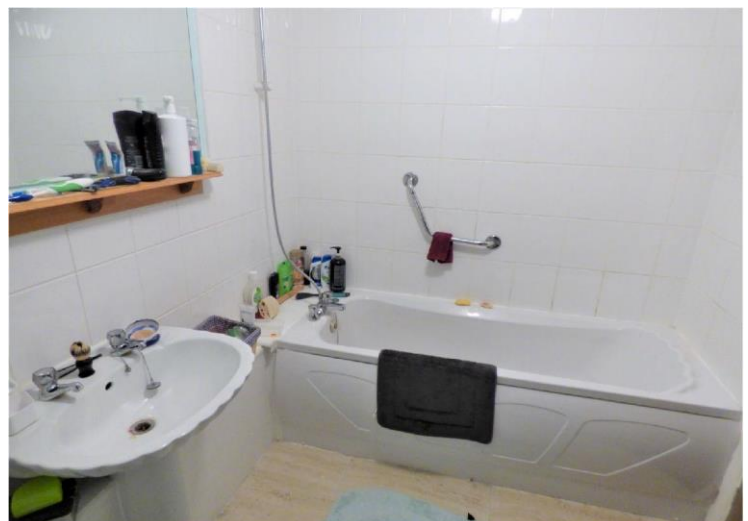
Communal Gardens
LEASE
Extended to 175 Years

GROUND RENT
Nil

SERVICE CHARGE
Approx £1650 Per Annum Including Buildings Insurance

Local Authority
Mole Valley District Council

Council Tax
Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		78
55-68	D	52	
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

First Floor Flat



IMPORTANT NOTES - PLEASE READ

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. The mention of any appliances and services within these details does not imply that they are in full efficient working order. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will endeavour to ascertain the information you require. This is advisable, particularly if you intend to travel some distance to view the property. You are advised to check the availability of this property before travelling any distance to view.

