



Flat 4 Church House, Lower Road, Bookham, Surrey KT23 4DE

£295,000 Share of Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street turning left onto the Lower Road. Continue along taking the 1st turning on your right hand side into The Garstons and then immediately right again and Church House can be found on your right hand side.

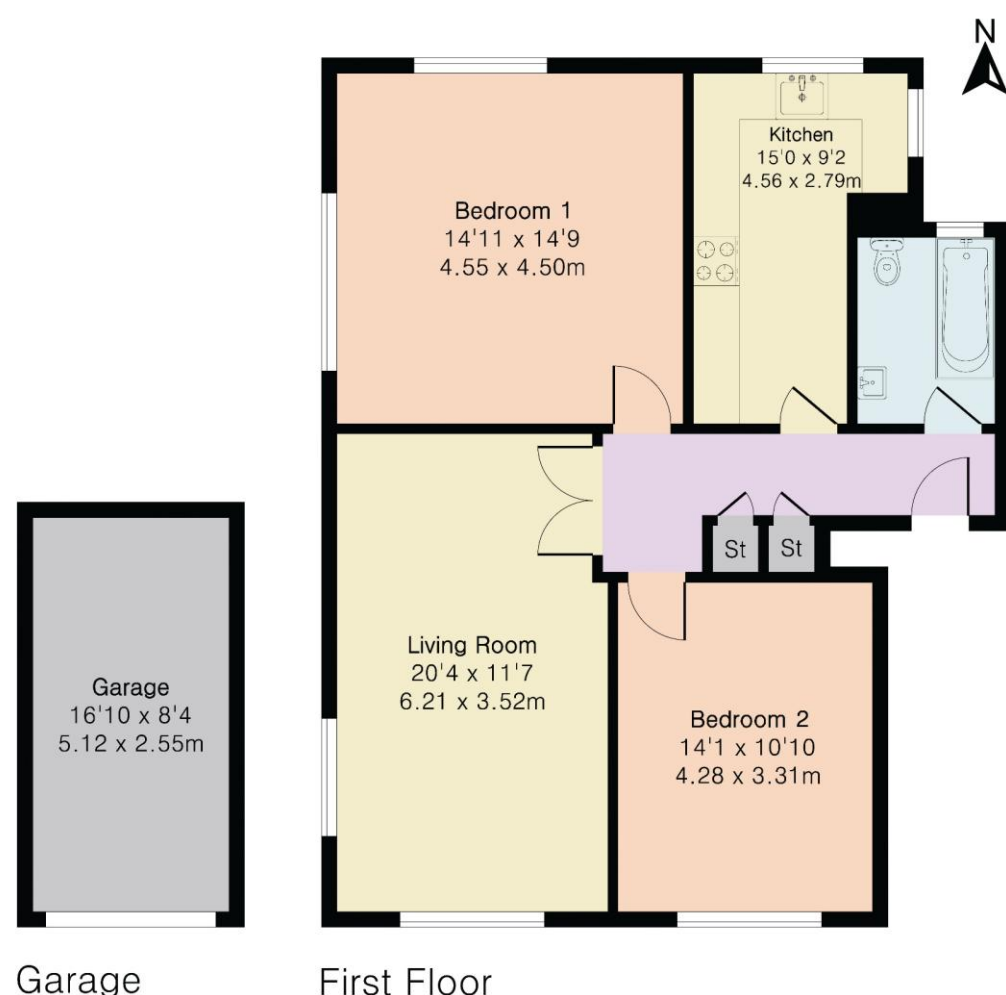
Local Authority

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



**Approximate Gross Internal Area 881 sq ft - 82 sq m
(Excluding Garage)**

Garage Area 141 sq ft – 13 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Bookham Office
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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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An extremely well presented two bedroom first floor apartment situated within easy reach of Bookham village centre and offered for sale with NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1976 this desirable apartment does in our opinion provide particularly spacious accommodation as well as a light, bright and contemporary feel. Currently this consists of an entrance hall, dual aspect lounge / dining room, two double bedrooms, a modern kitchen incorporating an excellent range of matching eye and base level units together with ample work surfaces plus a family bathroom. Other benefits include UPVC double glazed windows, gas central heating, share of freehold, garage en bloc plus further communal parking.

Share of Freehold
Annual Service Charge: £2103.68 PA



SITUATION

The property is located within easy reach of Bookham village which offers a good range of local amenities to include two small supermarkets, doctors and dentist surgery, a library, a post office, butchers, bakers, fishmongers, greengrocers and a number of other independent retailers. Bookham train station is approximately ½ mile away and provides a commuter service to London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving good motorway access to Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned. Also within easy reach are excellent schools both in the state and private sector including the well renowned Howard of Effingham secondary school.

