



**Flat 4 Cochrane Court, Church Road,
Bookham, Surrey KT23 3JJ**

£328,000 Share of Freehold

Directions

From our office in Great Bookham proceed to the bottom of the High Street proceeding straight over the squareabout and taking the 3rd turning on your right hand side into Cochrane Court.

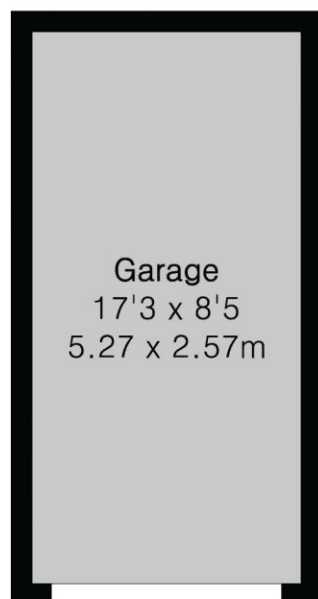
**Approximate Gross Internal Area 574 sq ft - 53 sq m
(Excluding Garage)**

Garage Area 146 sq ft – 14 sq m

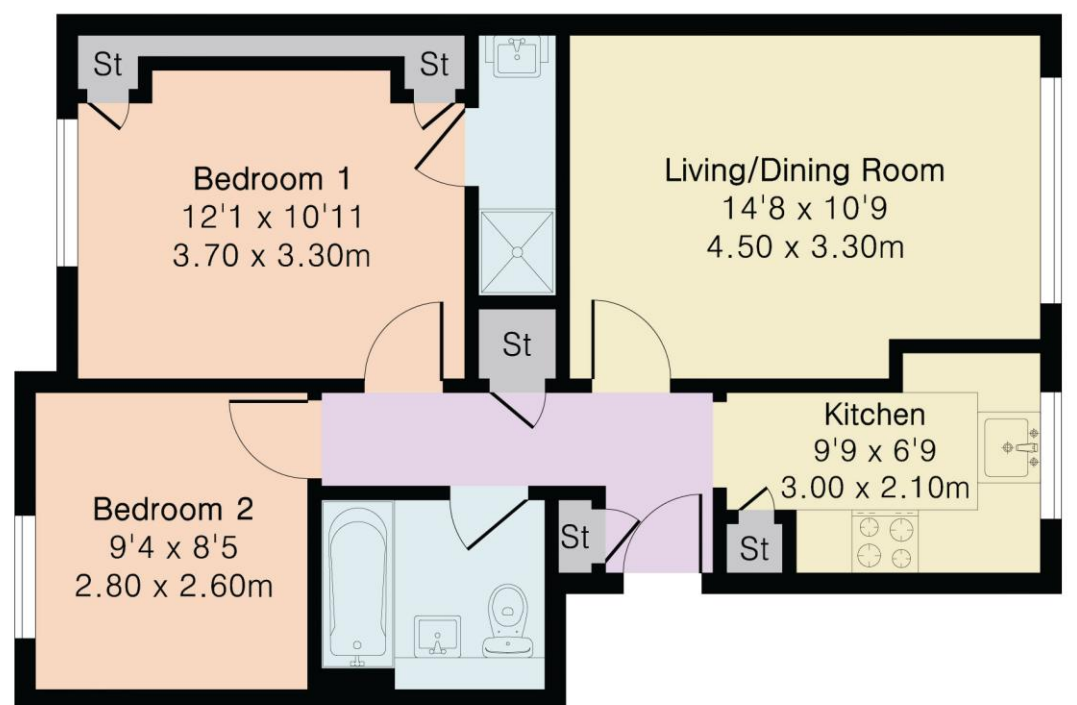


Local Authority

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



Garage



Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	80
(55-68)	D		
(39-54)	E		
(21-38)	F		

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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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A well presented two bedroom first floor apartment situated in a sought after gated development and located within walking distance of Bookham village centre. NO ONWARD CHAIN.

THE PROPERTY

Originally constructed in 1997 this popular style of first floor apartment does in our opinion provide well presented and spacious accommodation which currently consists of a generous size lounge / dining room with wood effect laminate flooring, separate kitchen incorporating a good range of matching eye and base level units together with ample work surfaces, two bedrooms, master with ensuite shower room plus a modern family bathroom. Electronic gates give access to the development where there is also a private garage located en bloc. Other benefits include well maintained communal gardens.

Leasehold: Share of Freehold 999 years from 29.9.97 (971 years remaining)

Service Charge: £3,311 PA

Ground Rent: Peppercorn



SITUATION

The property is located withing walking distance of Bookham High Street which offers an excellent range of amenities to include two 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 also closeby and provides a commuter service to London Waterloo, Victoria and Guildford. The M25 can be reached at junction 9 Leatherhead giving good motorway access to Heathrow and Gatwick airports.. Also within easy reach are excellent schools both in the state and private sector.

