



The Forge, Church Road, Bookham, Surrey KT23 3PE

£395,000 Leasehold

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- DOUBLE ASPECT SPACIOUS LOFT STYLE LIVING SPACE
- LARGE KITCHEN AREA
- PRIVATE ENTRANCE LOBBY
- MAIN BEDROOM WITH EN-SUITE SHOWER ROOM
- GENEROUS SECOND BEDROOM
- SECOND BATHROOM
- UNDERFLOOR HEATING
- ALLOCATED PARKING
- END OF CHAIN
- PRETTY COMMUNAL OUTDOOR SPACE

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The Property

This superb penthouse apartment with loft style open plan living space, has two very generous bedrooms, two bathrooms and is ideally located close to the station, Bookham Common and is a mile from the village centre.

The light, bright living / dining / kitchen area is particularly spacious and double aspect from front to back of the building with sky lights further adding to the airy, tree top feel of this attractive apartment. Both bedrooms are a great size with extensive fitted wardrobes and there is an en-suite shower room to the master bedroom. A family bathroom with white suite completes the accommodation.

There is a covered communal entrance with video entryphone system and from there stairs lead up to the front door of number 10. A private entrance lobby with coat hanging and shoe storage space has stairs up to a landing with skylight, video entryphone, storage /airing cupboard.

Outside there is an allocated parking space and communal gardens.

OFFERED WITH NO ONWARD CHAIN EARLY VIEWING IS A MUST.

Lease: 125 years from 1st January 2006 (111 years)

Ground rent: £250 per annum rising by £50 every 25 years

Maintenance: £2136.96 per annum

Situation

Bookham Common National Trust owned land is just a stroll away and is perfect for runners, walkers, cyclists and riders alike.

The property is perfectly situated for a commute to London with Bookham Station and its services to Clapham (22mins) and Waterloo (45mins) being just next door. Within easy reach of the A3 and M25 and located halfway between Gatwick and Heathrow airports, the channel tunnel is just an hour and half away too.

Bookham High Street offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a supermarket, coffee shops and a variety of restaurants. There is also a library and doctors and dental surgeries.

Close by are leisure activities and facilities, private health and fitness clubs, several golf clubs, miles of open accessible, protected countryside and sought after local schools.

EPC **tbc** & Council Tax Band **E**

PGB2060





