

Kennedys'

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#Cochrane Court
Church Road
Bookham
KT23 3JJ

A beautifully present ground floor two bedroom apartment in a gated development located in Bookham Village with garage and two parking spaces. Available May 2023
Unfurnished.

£1,650 PCM



- Ground Floor Apartment
- Two Bedrooms with Fitted Wardrobes
- Kitchen With Appliances
- Two Parking Spaced
- Unfurnished
- Gated Development
- Bathroom and Shower Room
- Communal Gardens
- Single Garage
- Available End of May

EPC: C



PROPERTY DESCRIPTION

This very well present two bedroom ground floor apartment located in a gated development within Bookham Village.

Constructed in 1997 this is well-proportioned accommodation to include good size lounge/dining room, kitchen with a good range of eye and base level units, worksurfaces and appliances, two double bedrooms both with built in wardrobes, and the main bedroom also offering en suite shower room in addition to the family bathroom. Other benefits include double glazing, gas central heating, two parking spaces and a single garage. Outside there is communal gardens for the flats to the rear.

The apartment is available End of May 2023 unfurnished, sorry no pets
Council Tax Band E - Mole Valley

The apartment is located in a gated development set in a desirable private road in Bookham, which has an excellent choice of schools in the area, including The Howard of Effingham, Manor House and Eastwick Junior. Bookham High Street has a good range of shops, catering for day to day needs, including a butchers, bakery and Hairdressers whilst Guildford provides extensive shopping facilities. There is also various National Trust locations nearby such as Polesden Lacey, Clandon Park or Hatchlands Park and RHS Garden Wisley is also a short drive there is also the delightful Surrey Hills offering wonderful walks and scenery.

For the Commuter, Bookham Station is close by and provides regular service into London Waterloo and Victoria. The M25 and A3 are close by providing routes to London and the coast and links to Gatwick and Heathrow airports.







PROPERTY DESCRIPTION



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Flat 1, Cochrane Court, Bookham, Surrey, KT23 3JJ.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Mid energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	75

Cochrane Court, Church Road

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

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