



**42 Griffin Way, Great Bookham,
Surrey, KT23 4JL**

£299,950 Share of Freehold

Directions

(by Car) From our office in Great Bookham proceed to top of the High Street and turn right onto the A246 in the direction of Guildford. After a few hundred yards turn right into Griffin Way and number 42 can be found in the first block on your right hand side just after the houses.

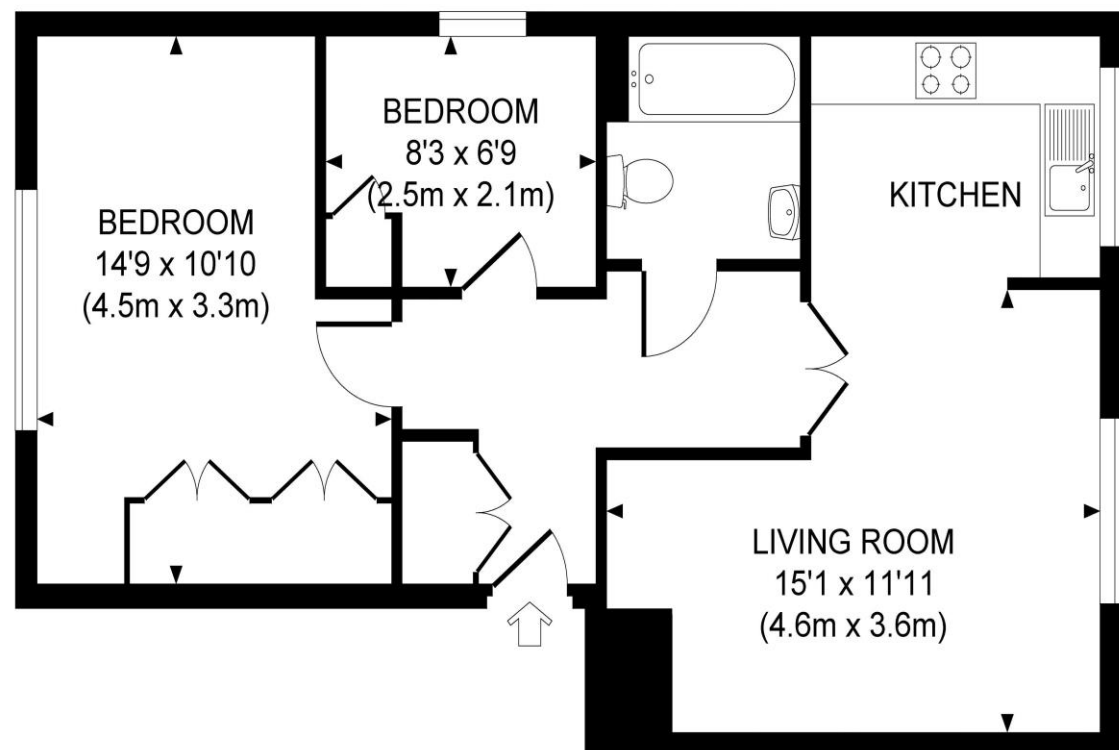


Approximate Gross Internal Area
540 sq ft / 50.2 sq m

Local Authority

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



LEASE: 150 yrs from 2008

Maintenance: £1,380 PA

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A well presented 2 bedroom first floor flat situated in the heart of Bookham village offered for sale with NO ONWARD CHAIN.

THE PROPERTY

This popular style of apartment is situated in a two storey building of just 4 flats and offers good accommodation to include a spacious living room overlooking the well maintained communal gardens, open plan kitchen incorporating a good range of matching eye and base level units. Two bedrooms both with built-in wardrobes and a family bathroom. Other benefits include well maintained communal gardens plus a garage en block.



SITUATION

The property is located in the centre of Bookham village which offers a comprehensive range of local amenities including two supermarkets, a post office, a library, doctors and dentist surgery and a number of other independent retailers. Bookham train station is just over 1 mile away and provides a commuter service into London Waterloo and Victoria. The M25 can be reached at junction 9 Leatherhead giving access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned.

