







## MERRYLANDS COURT

GREAT BOOKHAM, KT23 3HN

---

**A Purpose Built First Floor Apartment**  
**Close to Bookham Village & Station**  
**Residents Association runs the Management**  
**and owns the Freehold**

**No Ongoing Chain • Double Bedroom**  
**Bathroom • Reception Hall • Living Room**  
**Fitted Kitchen Including Appliances**  
**Gas Central Heating to Radiators**  
**Sealed Unit Double Glazed Windows**  
**Allocated Parking Space**  
**Visitor Parking**  
**Attractive Communal Grounds**

Occupying an excellent position about 3/4 of a mile from Bookham High Street and close to Bookham mainline station together with an abundance of beautiful countryside nearby including Bookham Common which is looked after by the National Trust and provides acres of mature woodland with many miles of bridleways and public footpaths. A PURPOSE BUILT FIRST FLOOR apartment offering light and spacious accommodation comprising a double aspect living room, separate fitted kitchen, double bedroom, bathroom and reception hall. The property benefits further from gas central heating to radiators and sealed unit double glazed windows whilst outside there is an allocated parking space, visitor parking and well tendered communal gardens. An internal inspection is highly recommended.



## GROUND FLOOR

### COMMUNAL ENTRANCE

approached by a carpeted communal staircase, front door to:

## FIRST FLOOR

### RECEPTION HALL

built-in coats cupboard, radiator, access via foldaway loft ladder to partly boarded loft with light.

**LIVING ROOM** 14'5" × 10'9" (4.39m × 3.28m)

double aspect, sealed unit double glazed windows, t.v. point, two radiators, heating thermostat control, door to:-

**KITCHEN** 8'6" × 6'1" (2.59m × 1.85m)

comprising single drainer stainless steel sink unit, mixer tap, range of fitted floor units, contrasting work surfaces, display shelves, built-in electric cooker, inset 4 ring electric hob, extractor fan above, automatic washing machine, fridge, part-tiled walls, vinyl floor, wall mounted Baxi gas fired boiler for central heating and domestic hot water, sealed unit double glazed window.

**BEDROOM 1** 11'1" × 9'5" (3.38m × 2.87m)

sealed unit double glazed window, radiator.

### BATHROOM

white suite comprising panel enclosed bath, wall mounted electric shower unit, shower rail and curtain, fully tiled surrounding walls, pedestal wash hand basin, low level w.c., vinyl floor, built in airing cupboard housing lagged hot water cylinder.

## OUTSIDE

### ATTRACTIVE COMMUNAL GARDENS

mainly laid to lawn, the majority extending to the rear with mature trees and evergreens and an evergreen hedge marking the front boundary.

**ALLOCATED PARKING SPACE PLUS VISITOR PARKING BAYS**



## First Floor Flat

Approx. 425.8 sq. feet



Total area: approx. 425.8 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.

Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, water and drainage are all connected to the property.

Note 3 - Peppercorn ground rent.

Note 4 - Lease approx 89 years unexpired. N.B. We understand the lease will be updated to 150 years and the residents own a share in the Merrylands Court Residents Association (Bookham) Limited which owns the Freehold. The residents association also directly runs the management company.

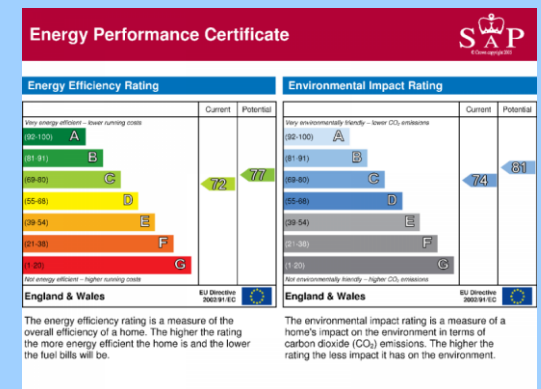
Note 5 - Maintenance charge approx £200 per quarter. To include weekly cleaning of the communal areas, window cleaning, buildings insurance and upkeep of the communal garden.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
EDWARDS & SHARP**

**BOOKHAM SALES OFFICE**  
11-15 HIGH STREET, BOOKHAM, KT23 4AA

**01372 457011**

**sales@hes-bookham.co.uk**



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER 07165611. REGISTERED OFFICE: 11 15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HES RESIDENTIAL LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

**www.hugginsedwards.co.uk**

