





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

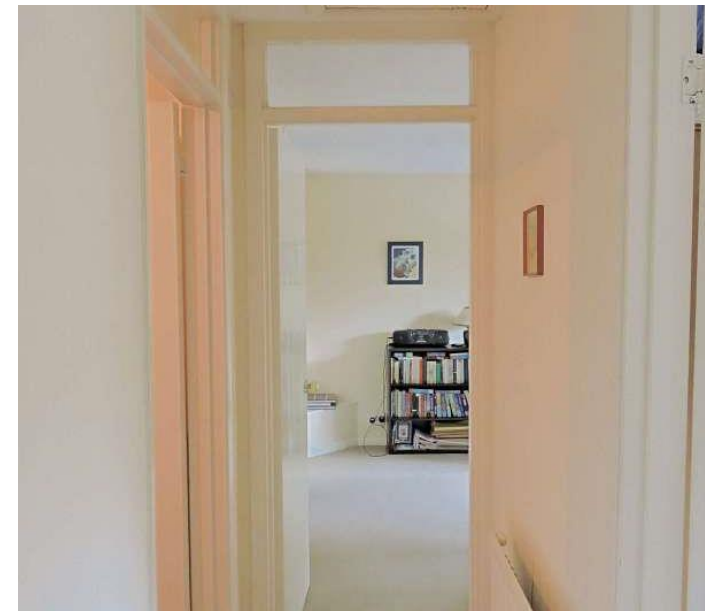
white suite comprising panel enclosed bath, wall mounted electric shower unit, shower rail and curtain, fully tiled surrounding walls, pedestal wash hand basin, low level w.c., vinyl floor, built in airing cupboard housing lagged hot water cylinder.

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 that the lease will be extended 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.

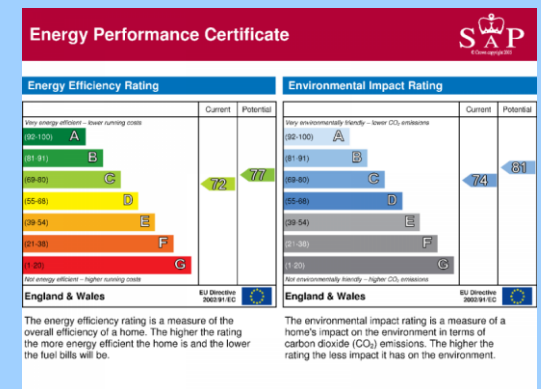
Note 5 - Maintenance charge approx £285 per quarter. To include weekly cleaning of the communal areas, window cleaning, buildings insurance and upkeep of the communal garden.

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

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