





MERRYLANDS COURT

GREAT BOOKHAM, KT23 3HN

**A Chain Free Purpose Built First Floor
Apartment
Close to Bookham Village & Station**

**Lease 994 Years Unexpired
Secure Intercom System (TBC)
Double Bedroom • Bathroom
Reception Hall • Living Room
Fitted Kitchen • Access To Loft
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, sealed unit double glazed windows and a Vaillant combination boiler. Outside there is an allocated parking space, visitor parking and well tended 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, consumer unit, radiator, Vaillant heating thermostat control, 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, radiator, door to:-

KITCHEN 8'6" × 6'1" (2.59m × 1.85m)

comprising single drainer stainless steel sink unit, mixer tap, range of grey fronted fitted floor units, contrasting work surfaces, display shelves, built in Bosch electric oven, inset ceramic hob, extractor fan above, Beko washing machine, Beko fridge/fridge, tile effect walls, vinyl floor, wall mounted Vaillant combination 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, chrome heated towel rail, built in double storage cupboard.

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, gas, water and drainage are all connected to the property.
- Note 3 - Ground rent - Nil
- Note 4 - Lease 999 years from 2021
- Note 5 - Maintenance - £560 every 3 months to include contribution to sinking fund. (N.B.The maintenance includes £979 p.a. towards the sinking fund)

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

BOOKHAM SALES OFFICE

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Energy Performance Certificate

Energy Rating
C

Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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