



2 Maybury House 42/44 Guildford Road, Great Bookham, Surrey, KT23 4JH

Asking Price £315,000



- GROUND FLOOR APARTMENT
- EN-SUITE TO MASTER BEDROOM
- SPACIOUS SITTING ROOM
- ALLOCATED PARKING & VISITOR PARKING
- CONVENIENT FOR POLESDEN LACEY
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- ENTRYPHONE SYSTEM
- WALK TO LOCAL SHOPS
- NO ON-GOING CHAIN

Description

This two bedroom ground floor apartment is ideally situated within easy walking distance of popular village shops and amenities. Conveniently the property is offered for sale with no-on-going chain.

An entry phone system leads you through to the communal entrance hall with private front door. There is a sitting / dining room to the front of the property with ample room for relaxed seating and an arch opens to the kitchen with a range of fitted units, granite worktops, integrated fridge, freezer, washing machine and microwave. There is a built in double oven and four ring gas hob.

Two good size double bedrooms feature with the main bedroom boasting built-in wardrobes and en-suite shower room. A separate bathroom serves the second bedroom.

Outside the property benefits from an allocated parking space (number 16) and visitors parking.

Situation

Located just minutes walk from Bookham High Street which offers a wide range of shops and amenities including a bakers, butchers, fishmongers, greengrocers, post office, two small supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

Bookham village has a vibrant village hall with lots of interesting clubs and activities to explore including jazz meet ups and a monthly cinema evening.

Bookham station is 1.5 miles away and offers frequent services to London and with easy access to the A3 and the M25, this property is perfectly located for your commute either by rail or road.

Tenure

Leasehold

EPC

C

Council Tax Band

E

Lease

125 years from 01.01.04 - 105 years remaining

Service Charge

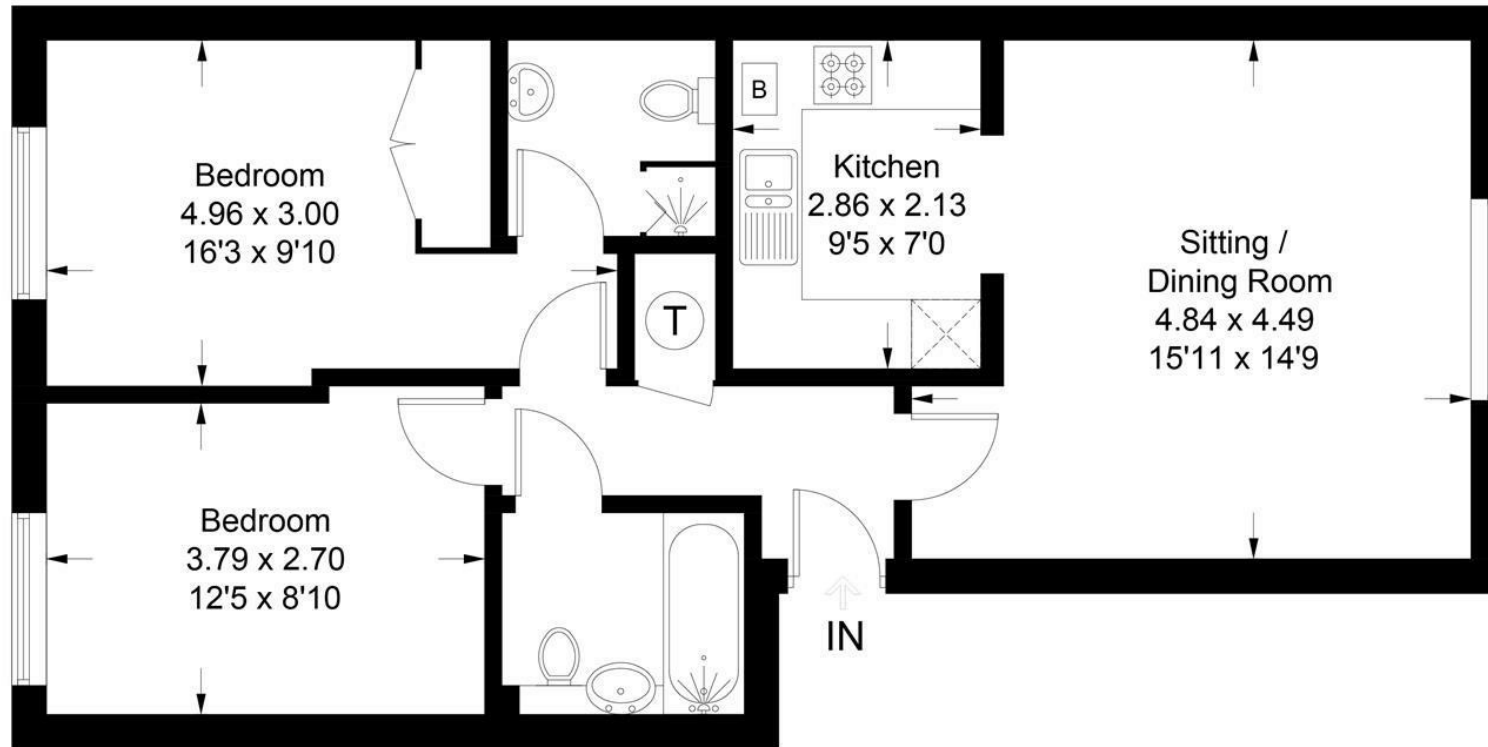
£1,074.45 per annum - paid January 24

Ground Rent

£250 per annum - subject to a £50 increase every 25 years



Approximate Gross Internal Area = 63.9 sq m / 688 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1079225)

www.bagshawandhardy.com © 2024

43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

