



1 Merrylands Court Merrylands Road, Great Bookham, KT23 3HN

Asking Price £279,950

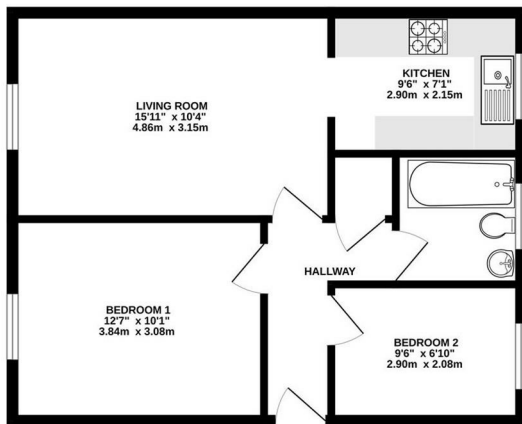
- GROUND FLOOR FLAT
- 2 BEDROOMS
- COMMUNAL GARDENS
- ACCROSS THE ROAD FROM BOOKHAM STATION
- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY OR INVESTMENT
- ALLOCATED PARKING SPACE
- EASY ACCESS TO BOOKHAM COMMON
- CLOSE TO BOOKHAM SHOPS

This two bedroom ground floor flat makes an ideal first time buy or investment and is perfectly located within a stones throw of Bookham station and the National Trust owned Bookham Common.

A communal front door opens onto a hallway and one's own front door. The entrance hall leads onto the sitting room with plenty of room for a relaxed seating area and dining table. The kitchen is off the sitting room and features worktops, fitted cupboards and space for appliances. A principal bedroom is double in size and along with bedroom two, both are served by a family bathroom suite.

Outside the property benefits from communal grounds and allocated (space number 7) and visitor parking.

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements are not guaranteed. Measurements are approximate and are intended to provide a general guide only. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements by visiting the property in person. The accuracy, validity and reliability of the information is not guaranteed. All dimensions are approximate and are intended to provide a general guide only. Measurements are approximate and are intended to provide a general guide only. Measurements are approximate and are intended to provide a general guide only.

Tenure
Lease
Service Charge
Ground Rent
NB.

Leasehold
125 years from December 1983
£513.75 per quarter
£50 per annum
The lease is currently being extended to 999 years from 1st January 2021. Upon the new lease no ground rent will be due.

EPC
Council Tax Band

D
C



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