



HENSHAWS



**Flat 5, Maybury House, Guildford
Road, Bookham, Surrey, KT23 4JH**

O.I.E.O £300,000 Leasehold

Directions

From our office in Great Bookham proceed to the top of the high street turning right onto the A246 Guildford/Leatherhead road. Proceed along and the entrance to Maybury House can be found a short way along on your right hand side.



Approximate Gross Internal Area
687 sq ft / 63.8 sq m

Local Authority

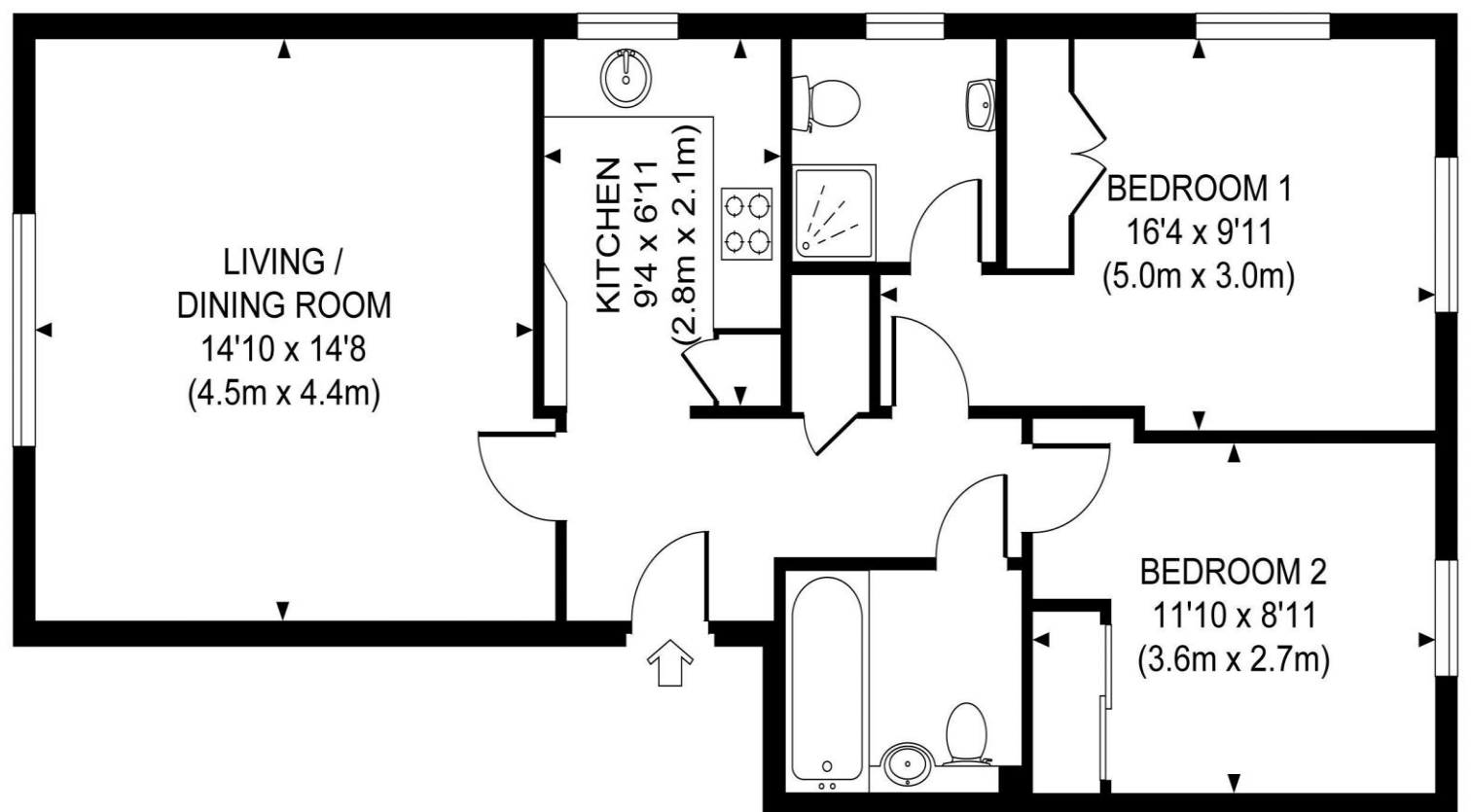
Mole Valley District Council Tel: 01306 885001
Council Tax Band: E



Lease 125 Years from Novemeber 2005

Maintenance: £1,029.00 PA

Ground Rent: £250 PA



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



HENSHAWS

Bookham Office
Rayleigh House
32 High Street
Great Bookham
Tel: 01372 450255
Email: bookhamoffice@henshaws.net

Ref: 5/19/3557

www.henshaws.net

Important Notice Although every care is taken in the whole of these particulars, they do not constitute or form part of any contract. Intending purchasers are advised to make their own enquires and inspections as no warranty is given or implied as to the accuracy of the details either by agent or vendor. All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact this office for clarification before viewing particularly if travelling some distance.

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A spacious and well presented 2 bedroom first floor apartment; situated in the heart of Bookham village and offered for sale with no onward chain.

THE PROPERTY

Originally constructed in 2005 this desirable apartment provides extremely well-proportioned accommodation to include a good size lounge/dining room, modern kitchen incorporating an excellent range of matching eye and base level units together with ample work surfaces, 2 double bedrooms both with built in wardrobes and the master also offering an en suite shower room in addition to the family bathroom. Other benefits include an allocated parking space plus additional guest parking. Lease 125 years from November 2005 Maintenance to be provided Ground Rent to be provided



SITUATION

The property is located within walking distance of Bookham high street; which offers an excellent range of local shops to include a supermarket, doctors and dentist surgeries, a library, a post office and a number of other independent retailers. Bookham train station provides a commuter service into London Waterloo and Victoria and the M25 can be reached at junction 9 giving good access to both Heathrow and Gatwick airports. Surrounding the village is miles of open countryside much of which is National Trust owned and includes Polesden Lacey National Trust House and Gardens which are approximately 1 mile away. In addition there are also excellent schools close by, both in the state and private sector.

