



1 Merrylands Farm, Church Road, Great Bookham, KT23 3ES

Asking Price £315,000



- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN
- SEPARATE SHOWER ROOM
- NEXT TO NATIONAL TRUST LAND

- ADJOINING BOOKHAM COMMON
- GOOD SIZE LIVING ROOM WITH BALCONY
- BATHROOM
- EASY WALK TO BOOKHAM STATION
- AGE RESTRICTED: 60+

Description

NO ONWARD CHAIN Idyllically located overlooking National Trust land and a short stroll from beautiful Bookham Common, this gorgeous first floor apartment is very spacious and has two double bedrooms, two bathrooms and a lovely living room complete with balcony where you can sit out to watch the world go by. Only minutes from Bookham station, a mile from Bookham High street and on a bus route to many areas. This property is designed for the over 60's.

There is a communal front door serving the two flats leads to a small hallway with own front door and stairs leading to the first floor. The dual aspect living room is a generous size and enjoys access to a balcony giving views over the open countryside. There are two good double bedrooms, one with built in wardrobes, a bathroom and a separate shower room. The kitchen is fitted with a comprehensive matching range of wall and base units with appliances.

Outside there is an allocated parking space along with visitors' parking and the communal grounds are well tended with flower beds and borders.

Situation

Ideally located being a short walk from Bookham Station which offers frequent rail services to London, Guildford and Leatherhead.

Bookham High Street offers a wide range of shops and amenities including a baker, butchers, a fishmonger, a greengrocer, a post office, two small supermarkets and several delicatessens and coffee shops. There is also a library and doctors' and dental surgeries.

The area generally abounds with a wealth of open countryside much of which is in the green belt and owned by the National Trust.

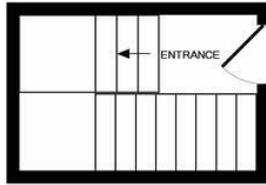
The property's location affords convenient access to the A3, Junction 9 of the M25 and is almost equidistant between Heathrow and Gatwick International Airports.

Tenure	Leasehold
EPC	C
Council Tax Band	D
Lease	189 years 29th September 1987 (153 years remaining)
Service Charge	£3,512.70 per annum
Ground Rent	Peppercorn

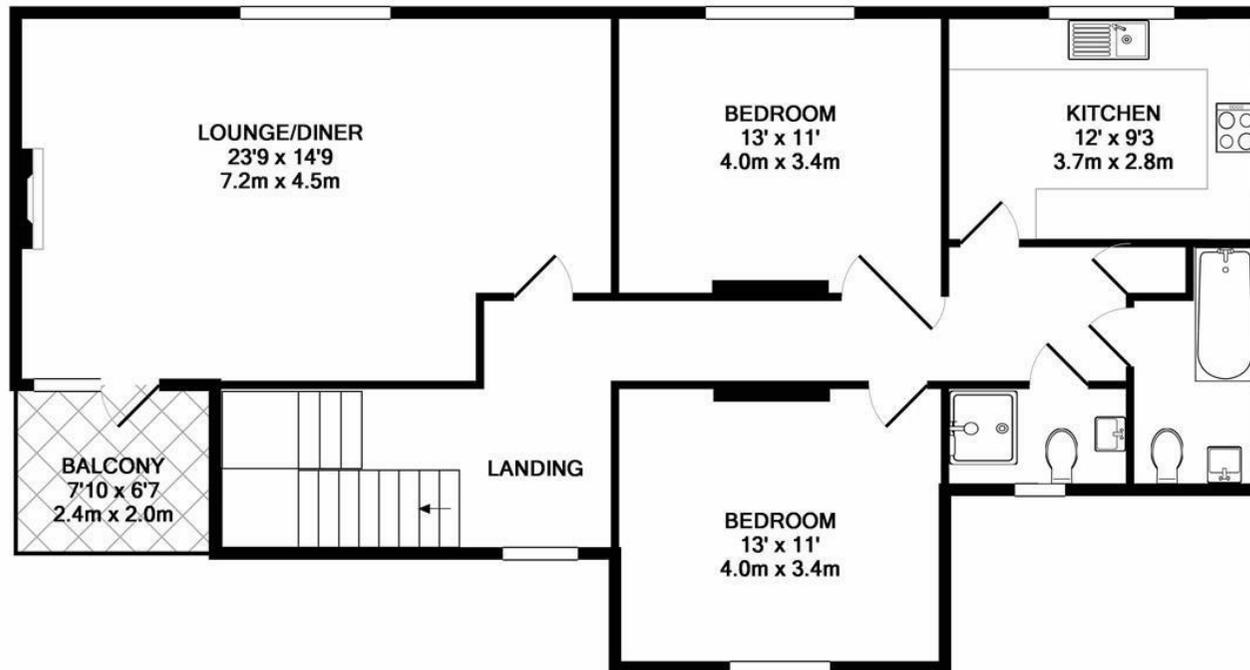


TOTAL APPROX. FLOOR AREA 1073 SQ.FT. (99.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR
APPROX. FLOOR
AREA 65 SQ.FT.
(6.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1008 SQ.FT.
(93.7 SQ.M.)

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