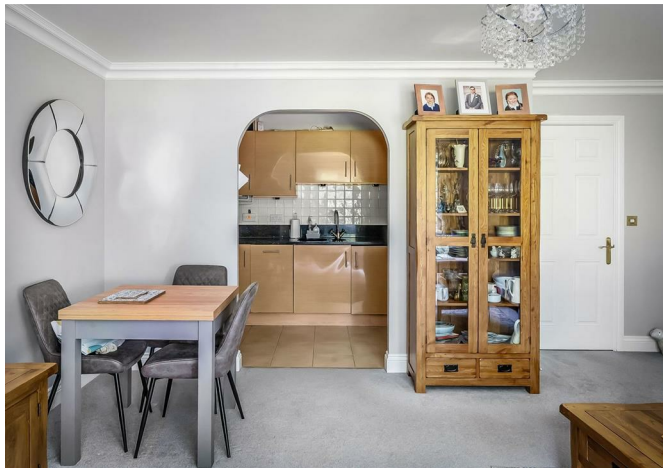




3 Maybury House 42-44 Guildford Road, Great Bookham, Surrey, KT23 4JH

Asking Price £319,500



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

Description

This beautifully presented 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 bright living room to the front of the property with ample room for relaxed seating and a wide opening into the kitchen which comprises plenty of cupboard storage and integrated appliances.

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 allocated parking and visitors parking.

NB: A new gas fired boiler was installed in December 2022.



Situation

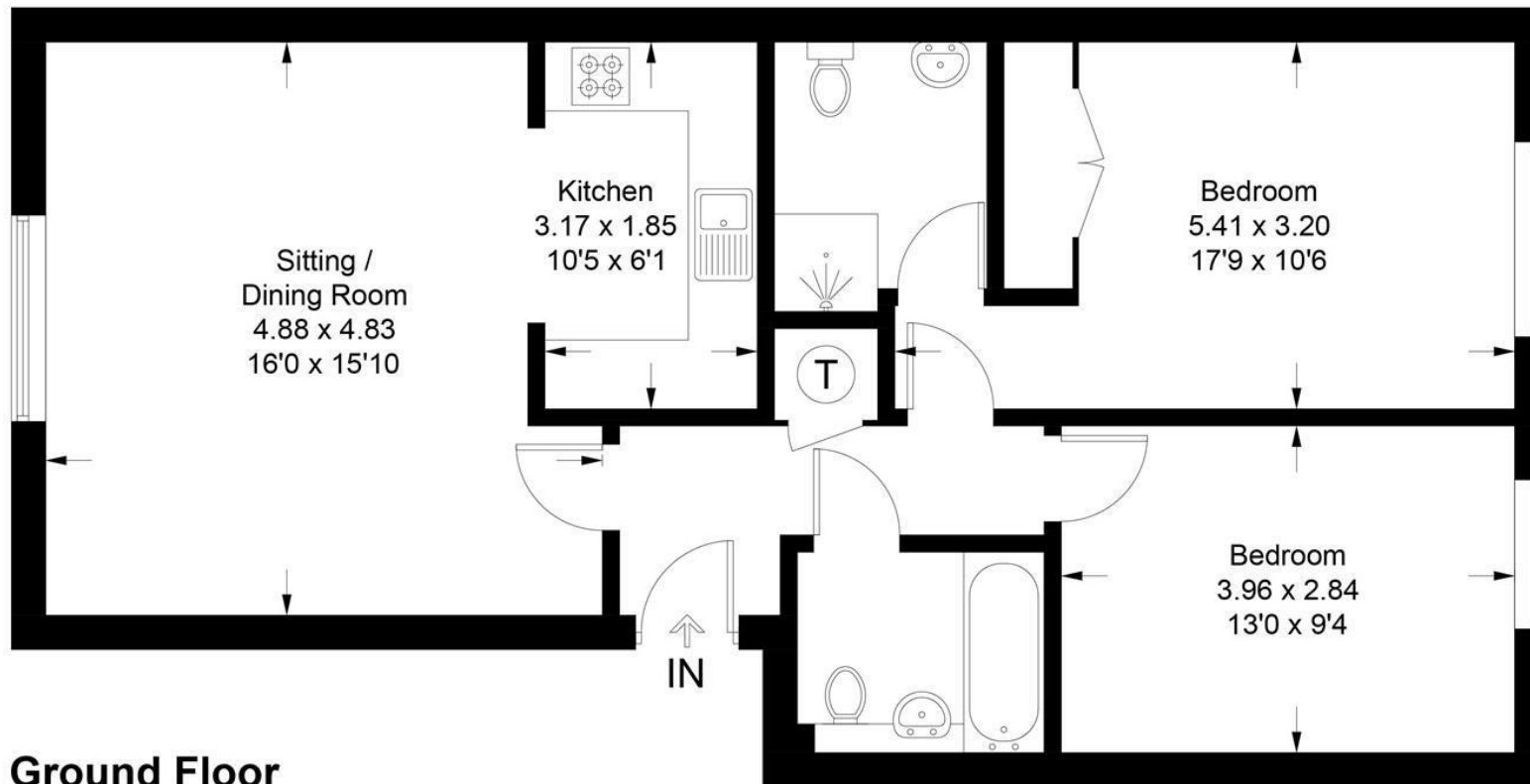
Located just minutes walk from Bookham High Street which offers a wide range of shops and amenities including a bakers, two butchers, a fishmongers, a greengrocers, a post office, a two super supermarket and several delicatessens and coffee shops. There is also a library and doctors and dental surgeries.

A wide selection of recreational facilities are available in the area such as Bocketts Farm, Polesden Lacey and Ranmore, all accessible open countryside for walking and cycling and there is a plethora of sports clubs to choose from.

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 | £1,128.17 per annum |
| Ground Rent | £250 per annum - subject to a £50 increase every 25 years |

Approximate Gross Internal Area = 71.6 sq m / 771 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. (ID1217215)
www.bagshawandhardy.com © 2025

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.

