





VINCENT MEWS, GUILDFORD ROAD GREAT BOOKHAM, KT23 4FP

**A Spacious Purpose Built New First Floor
Apartment**

Help To Buy Scheme Available

Easy Access To Bookham High Street

Entrance Hall • 2 Double Bedrooms

En Suite Shower Room • Main Bathroom

Luxury Kitchen Opening To Living Room

Integrated Appliances/Quartz Work Surfaces

Underfloor Heating

Double Glazed Windows

Allocated Parking Space • 999 Year Lease

Help to Buy Scheme Available An exclusive private new development of just four apartments and two houses located approximately 1/2 a mile from Bookham High Street which offers a comprehensive range of local shops including a Supermarket and Health Centre. The properties have all been individually designed and benefit from a gated entrance and block paved parking forecourt with allocated parking. This particular apartment is located on the first floor and benefits from two double bedrooms, en suite shower room, main bathroom and luxury kitchen opening into a living room. Internally there is underfloor central heating, a superbly fitted kitchen with integrated appliances and quartz work surfaces, sealed unit double glazed windows, light wood flooring and fitted carpets, 10 year new home warranty, natural timber internal doors with chrome door furniture and recessed downlighters. An internal inspection is highly recommended to appreciate this individual new home.



GROUND FLOOR

COMMUNAL ENTRANCE

Communal front door, stairs rise to first floor landing, recessed ceiling lights, Velux window.

FIRST FLOOR

ENTRANCE HALL

Double cupboard, wall mounted gas fired boiler for central heating & domestic hot water, Velux window, access to loft, mains fed smoke detector, recessed ceiling lights, telephone point, door to:

KITCHEN/ LIVING ROOM 20'9" × 14' (6.32m × 4.27m)

lightwood flooring, under floor heating, mains fed smoke detector, recessed ceiling fitted with a range of modern contemporary wall and floor units featuring a handleless design and complimented with quartz work surfaces and upstands, wide breakfast bar with floor units, quartz work surface, underslung one and half bowl stainless steel sink unit with swan neck hot water tap, built in AEG stainless steel electric oven and grill, AEG 4 ring ceramic hob, stainless steel extractor/ chimney hood, built in AEG eye level microwave, recessed ceiling lights, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, underfloor heating, USB sockets, lightwood flooring, under floor heating, mains fed smoke detector, recessed ceiling lights, tv point, heating thermostat control, television point, sealed unit double glazed windows, dining area, recessed ceiling lights.

BEDROOM 1 16'10" × 9'11" (5.13m × 3.02m)

max, heating thermostat control, sealed unit double glazed window, underfloor heating, USB sockets, tv point, door to:

LUXURY EN SUITE SHOWER ROOM

white suite comprising fully tiled wide shower cubicle with thermostatic shower unit, hand held shower plus fixed head rainfall shower, glazed fixed shower screen, low level w.c. with concealed cistern, vanity unit, wash hand basin, mixer tap, part tiled walls, extractor fan, heated towel rail, ceramic tiled floor, under floor heating, recessed ceiling lights.

BEDROOM 2 14' × 9'3" (4.27m × 2.82m)

max, sealed unit double glazed window, underfloor heating, USB sockets, tv point, heating thermostat control.

LUXURY BATHROOM

white 3 piece suite comprising panel enclosed bath with central mixer tap and shower attachment, low level w.c., vanity unit, wash hand basin with mixer tap, drawers under, shaver point, part tiled walls, extractor fan, heated towel rail, ceramic tiled floor, under floor heating, recessed ceiling lights.

OUTSIDE

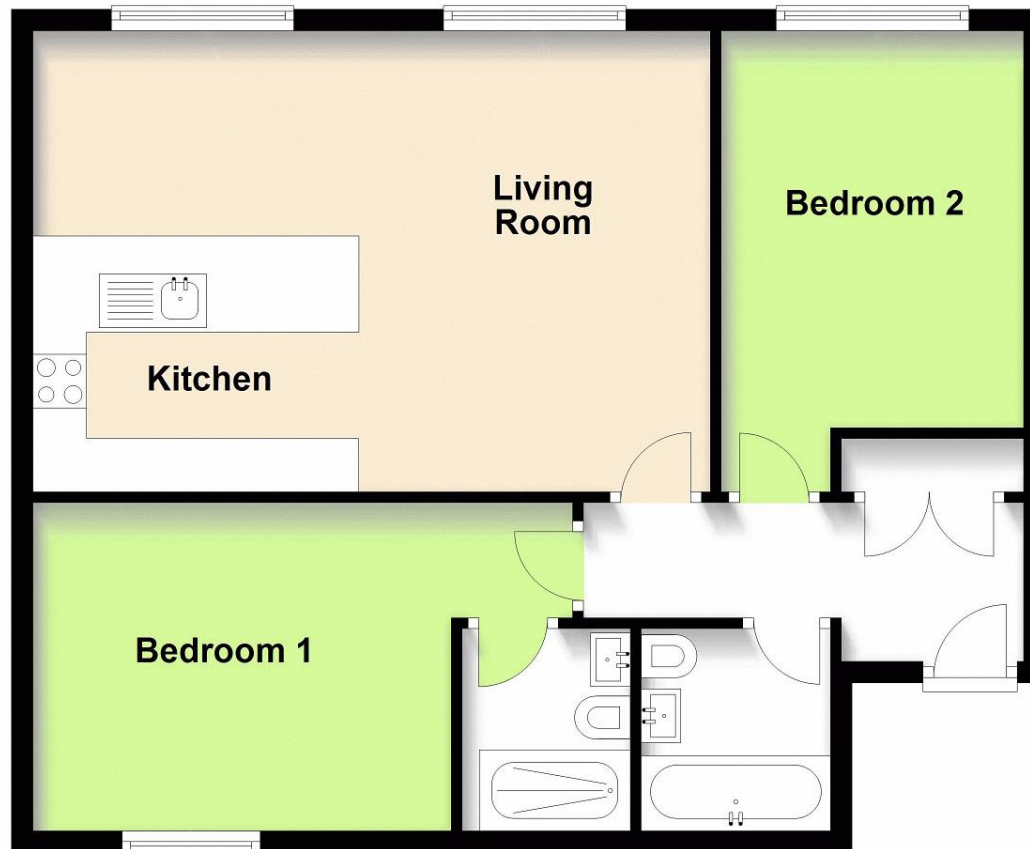
PARKING SPACE

Approached by a secure electric gated entrance, there is a block paved allocated space situated at the rear of the property.



First Floor Flat

Approx. 710.9 sq. feet



Total area: approx. 710.9 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains gas, electricity, water and drainage are all connected to the property.

Note 3 - Under the 1979 Estate Agents act we would disclose that the seller of the property does have an interest in Huggins, Edwards and Sharp.

Note 1 - New Lease 999 years from 2021.

Note 2 - Ground Rent Nil.

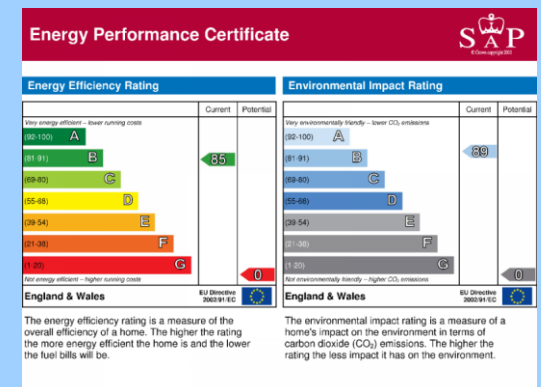
Note 3 - Maintenance charge approximately £445 - To include buildings insurance & cleaning communal stairs.

Note 4 - Estate Charge approximately £500 - 1/6 share. To include maintenance of electric gates, lighting, contingency fund and external maintenance.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

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