



HE HUGGINS
EDWARDS
& SHARP

VINCENT MEWS, GREAT BOOKHAM, KT23 4FP
£975,000 FREEHOLD INVESTMENT



VINCENT MEWS

GREAT BOOKHAM, KT23 4FP

**Freehold Investment Opportunity
To include Car Park & Land
Detached Building including 4
Individual Apartments
3 Apartments Currently Let on ASTs
1 Apartment Sold on Long Leasehold**

**Gross Income £47,400 PA
Gated Development
Easy Access to Bookham High Street
£975,000 Freehold**

Sale of Freehold available to an exclusive gated development to include a purpose built detached building comprising four individual luxury apartments, car park and land up to the boundary of two Freehold houses. One of the apartments is sold and the other three are currently let on AST agreements producing an annual income of £47,400. The apartments let include two first floor 2 bedroom apartments and one 1 bedroom ground floor apartment all with allocated parking set behind a gated entrance. The development was completed in 2023 and is located approximately 1/2 a mile from Bookham High Street which offers a comprehensive range of local shops including two supermarkets and a health centre. The properties benefit from LABC new home certificates.



Ground Floor Flat
Approx. 559.8 sq. feet



Total area: approx. 559.8 sq. feet

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

GROUND FLOOR

APARTMENT 1 - GROUND FLOOR

Number 1 - EPC C. Double bedroom, living room, dining area, fully fitted kitchen. 559 sq ft - £1250 pcm.

APARTMENT 4 - GROUND FLOOR

Number 4 - EPC B. Sold on long leasehold. 996 years remaining. 2 Bedrooms, en suite shower room, living room, fully fitted kitchen. 789 sq ft.

FIRST FLOOR

APARTMENT 2 - FIRST FLOOR

Number 2 - EPC B. 2 Bedrooms, en suite shower room, living room, fully fitted kitchen. 710 sq ft - £1,350 pcm.

APARTMENT 3 - FIRST FLOOR

Number 3 - EPC B. 2 Bedrooms, en suite shower room, living room with vaulted ceiling, fully fitted kitchen. 644 sq ft - £1,350 pcm.

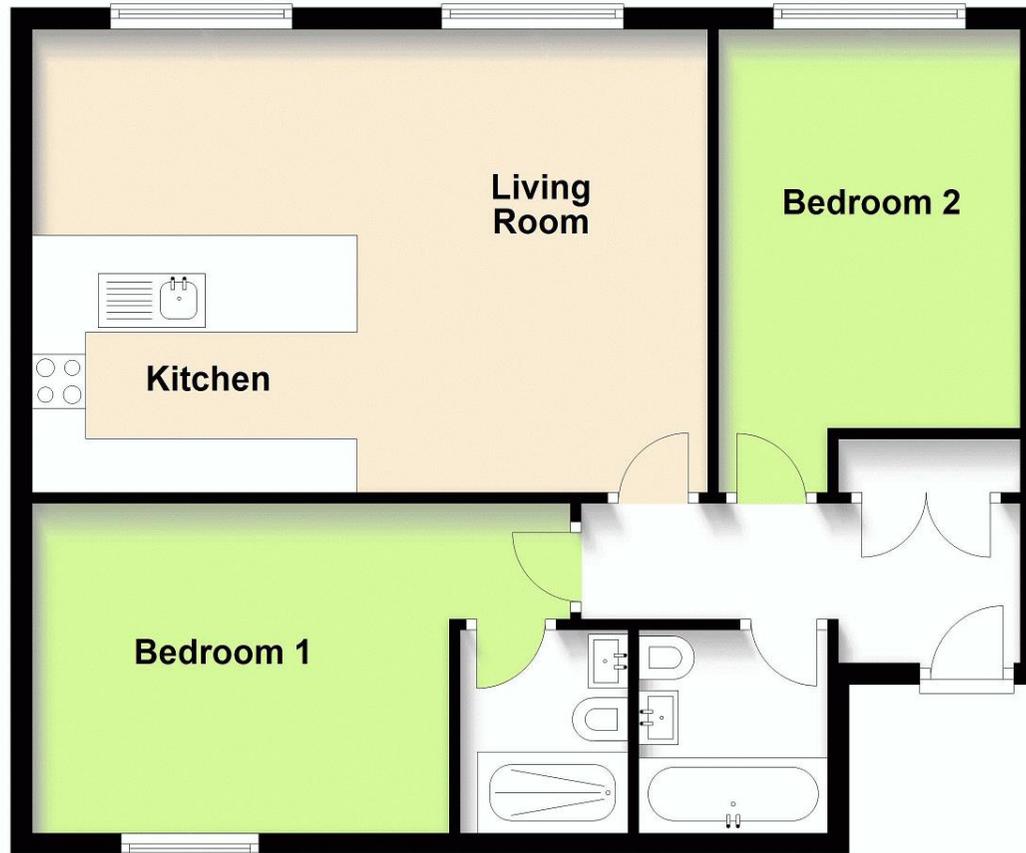
Note 1 - Mains gas, electricity, water and drainage are all connected to the property.

Note 2 - Under the 1979 Estate Agents act we would disclose that the seller of the property does have an interest in Huggins, Edwards and Sharp.



First Floor Flat

Approx. 710.9 sq. feet



Total area: approx. 710.9 sq. feet

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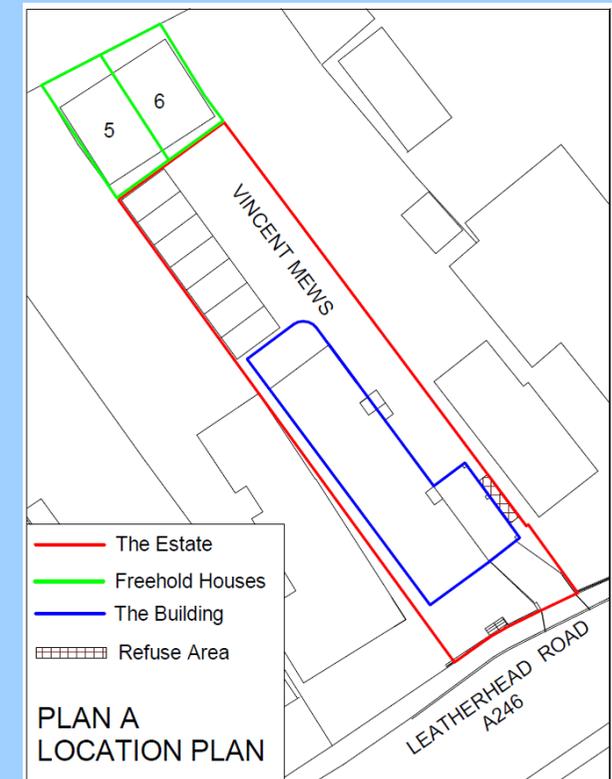
VIEWING STRICTLY BY APPOINTMENT
ONLY THROUGH THE VENDORS AGENTS
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