





VINCENT MEWS, GUILDFORD ROAD GREAT BOOKHAM, KT23 4FP

Purpose Built First Floor Apartment Easy Access To Bookham High Street

**Entrance Hall • 2 Double Bedrooms
En Suite Shower Room • Main Bathroom
Living Room With Vaulted Ceiling
Luxury Kitchen Opening To Living Room
Integrated Appliances/Quartz Work Surfaces
Underfloor Heating
Double Glazed Windows
Allocated Parking Space • 995 Year Lease**

An exclusive private 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 was constructed in 2021 and 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 with feature vaulted ceiling. 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, remaining 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 home.



GROUND FLOOR

COMMUNAL ENTRANCE

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

FIRST FLOOR

ENTRANCE HALL

Front door, roof light, underfloor heating, lightwood flooring, access to loft, recessed ceiling lights, mains fed smoke detector, door to:

LIVING ROOM/KITCHEN 18'8" × 18'6" (5.69m × 5.64m)

max, vaulted ceiling, Velux window, lightwood flooring, under floor heating, mains fed smoke detector, recessed ceiling lights, tv point, heating thermostat control, double glazed bi fold doors & Juliette balcony.

KITCHEN AREA

Fitted with a range of modern contemporary wall and floor units featuring a handleless design and complimented with quartz work surfaces and upstands, breakfast bar, underslung one and half bowl stainless steel sink unit with swan neck hot water tap, built in stainless steel electric oven and grill, AEG 4 ring ceramic hob, stainless steel extractor/ chimney hood, built in AEG eye level microwave, built in wine cooler, recessed ceiling lights, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, concealed Vaillant gas fired boiler, underfloor heating, USB sockets, sealed unit double glazed window, lightwood flooring, built in storage cupboard housing consumer unit.

BEDROOM 1 14'1" × 12'1" (4.29m × 3.68m)

max, double aspect, heating thermostat control, two sealed unit double glazed windows, 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 11'6" × 8'9" (3.50m × 2.67m)

recessed ceiling lights, 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, 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, obscure sealed unit double glazed window.

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. 644.2 sq. feet



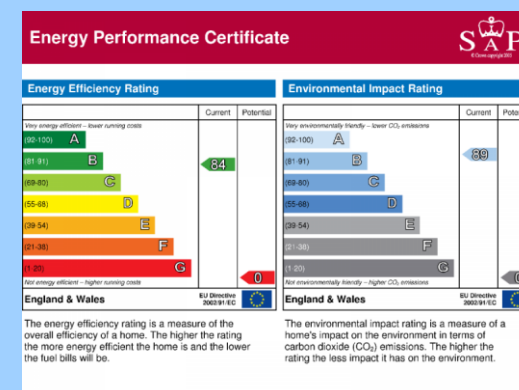
Total area: approx. 644.2 sq. feet

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 LLP.
Note 1 - New Lease 999 year lease from 2021.
Note 2 - Ground Rent Nil.
Note 3 - Maintenance charge approximately £408pa - To include buildings insurance & cleaning communal stairs.
Note 4 - Estate Charge approximately £500pa - 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
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