





VINCENT MEWS, LEATHERHEAD ROAD GREAT BOOKHAM, KT23 4FP

Purpose Built Ground Floor Maisonette
Gated Entrance • 995 Year Lease
Allocated Parking Space

No Ongoing Chain • Own Entrance
Entrance Hall • Double Bedroom
Main Shower Room
Luxury Kitchen/Living Room
Integrated Appliances/Quartz Work Surfaces
Study/Dining Room
Double Glazed Windows
Underfloor Heating
Timber Flooring & Fitted Carpets
Remaining 10 year new home warranty
Peppercorn Ground Rent

An exclusive private development of just four apartments and two houses constructed in 2021 and located approximately 1/2 a mile from Bookham High Street which offers a comprehensive range of local shops including two Supermarkets 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 ground floor and benefits from its own entrance, entrance hall, double bedroom, main shower room, kitchen/living room with integrated appliances and quartz work surfaces opening into a useful study/dining room. In addition there are sealed unit double glazed windows, underfloor heating with light wood flooring and fitted carpets, natural timber internal doors with chrome door furniture, recessed downlighters and remaining 10 year LABC new home warranty. An internal inspection is highly recommended to appreciate this individual new home which has been finished to a high specification.



GROUND FLOOR

ENTRANCE HALL

Own front door, two built in storage cupboards, plumbing for washing machine, recess for desk, underfloor heating, lightwood flooring, recessed ceiling lights, mains fed smoke detector, .

LIVING ROOM/KITCHEN 18'4" × 9'8" (5.59m × 2.95m)
lightwood flooring, under floor heating, mains fed smoke detector, recessed ceiling lights, tv point, sealed unit double glazed window, wide opening to study/dining room.

KITCHEN AREA

Fitted with a range of modern contemporary gloss white fronted wall and floor units featuring a handleless design and complimented with quartz work surfaces and upstands, underslung one and half bowl stainless steel sink unit, built in stainless steel electric oven and grill, inset 4 ring induction hob, stainless steel extractor/ chimney hood, built in microwave, recessed ceiling lights, under unit lighting, integrated fridge/freezer, integrated dishwasher, concealed Worcester wall mounted combination gas fired boiler for central heating and domestic hot water, underfloor heating.

STUDY/DINING ROOM 9' × 6'5" (2.74m × 1.96m)
lightwood flooring, under floor heating, obscure sealed unit double glazed window.

BEDROOM 1 11'5" × 8'7" (3.48m × 2.62m)
underfloor heating, sealed unit double glazed window.

LUXURY SHOWER ROOM

white suite comprising fully tiled wide low profile 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, extractor fan, heated towel rail, ceramic tiled floor, under floor heating, recessed ceiling lights, obscure sealed unit double glazed window.

OUTSIDE

PARKING SPACE

Block paved allocated space situated at the rear of the property, accessed by gated entrance.



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.

- 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 - New Lease 999 year lease from 2021.
- Note 4 - Peppercorn Ground Rent.
- Note 5 - Maintenance charge approximately £400pa - To include buildings insurance.
- Note 6 - Estate Charge approximately £600pa - 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**

BOOKHAM SALES OFFICE

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Energy Performance Certificate



Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79	79
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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