







## VINCENT MEWS, LEATHERHEAD ROAD GREAT BOOKHAM, KT23 4FP

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**Purpose Built New Ground Floor Maisonette**  
**Gated Entrance • 997 Year Lease**  
**Allocated Parking Space**

**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**

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 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 an additional study/dining area. 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 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 EN SUITE 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 - 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 year lease from 2021.

Note 2 - Ground Rent Nil.

Note 3 - Maintenance charge approximately £110pa - To include buildings insurance.

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  
EDWARDS & SHARP**

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Energy Performance Certificate			
Energy Rating		C	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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