

**TO LET**



**HOLDING DEPOSIT (TO BE DEDUCTED FROM 1ST MONTHS RENT):  
£310.00**

**DEPOSIT: £1555.00 • EPC B**

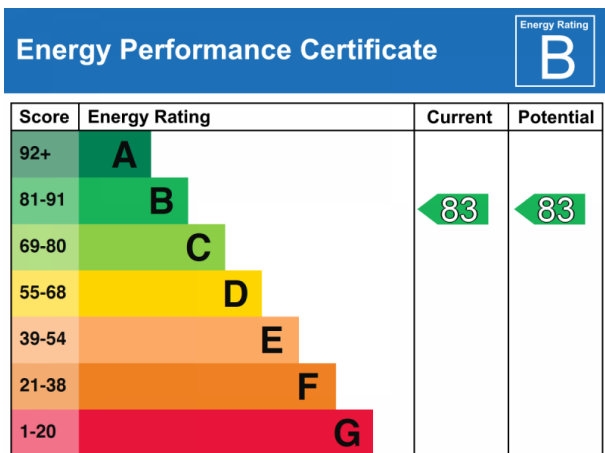
**COUNCIL TAX BAND: NEW BUILD Tbc**

An exclusive private new development 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 property has been individually designed and benefits from a gated entrance and block paved parking forecourt with allocated parking. This 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 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, natural timber internal doors with chrome door furniture and recessed downlighters. An internal inspection is highly



**HUGGINS  
EDWARDS  
& SHARP**

**3 VINCENT MEWS, LEATHERHEAD ROAD, GREAT  
BOOKHAM, KT23 4FP  
£1,350 PCM**



## 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" x 18'6" (5.69m x 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" x 12'1" (4.29m x 3.68m)

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

### EN SUITE

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" x 8'9" (3.50m x 2.67m)

recessed ceiling lights, sealed unit double glazed window, underfloor heating, USB sockets, tv point, heating thermostat control.

### 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.

Further information on Deposit and Administration Fees available at [www.hugginsedwards.co.uk/rental\\_information](http://www.hugginsedwards.co.uk/rental_information)

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

**BOOKHAM LETTINGS OFFICE**

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