

Flat 16, Bridge House 27 Bridge Street, Leatherhead, KT22 8HE

Price Guide £225,000









- 1 BEDROOM SECOND FLOOR APARTMENT PRIVATE PARKING
- LONDON WATERLOO IN 44 MINUTES
- SLEEK KITCHEN & MODERN BATHROOM
- WALKABLE TO MAINLINE STATION
- CLOSE TO THE SURREY HILLS

- LIGHT FILLED OPEN PLAN LIVING
- BUILT IN STORAGE
- CLOSE TO RESTAURANTS & SUPERMARKETS
- HISTORIC TOWN LIVING

## Description

No. 16 Bridge House is a stunning second floor apartment with spacious living area. The light and airy apartment with a high ceiling includes a bespoke kitchen/dining area. A German fully fitted kitchen is complemented with a stone worktop and under cabinet lighting as well as integrated BOSCH appliances.

A high specification can be found in the bathroom complete with fully tiled walls and floor, a high gloss vanity unit, back lit mirror and rainfall shower head. Wood effect flooring throughout adds the finishing touch to the apartment creating a harmonious living space.

The apartment benefits from a smart video entry system, secure parking, cycle storage and an ICW 10 year warranty.

\*Internal photos may be from show home or other apartments.

## Situation

Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music; recreation centre and swimming pool, a wealth of sports clubs and golf clubs plus a varied selection of High Street shopping, including Waitrose and many individual retail outlets and specialist shops.

Foodies are well catered for, with a varied selection of cafes, bars and restaurants. Leatherhead is superbly connected and is perfectly placed for travel to London by road and rail, with regular trains to London Waterloo and Victoria. Junction 9 (Leatherhead) of the M25 give access to both Heathrow & Gatwick International airports.

Peppercorn

Tenure

EPC

Council Tax Band
Lease

Service Charge

Leasehold

C

250 years

£1,340.46

**Ground Rent** 







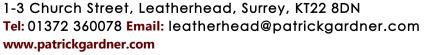




## **Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1005591)

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