



Flat 1, Bridge House 27 Bridge Street, Leatherhead, Surrey, KT22  
8HE

Price Guide £210,000



- STUDIO GROUND FLOOR APARTMENT
- GERMAN FULLY FITTED KITCHEN
- SMART VIDEO ENTRY SYSTEM
- WALKABLE TO MAINLINE STATION
- EASY ACCESS TO M25 AND A3
- PRIVATE PARKING
- HIGH SPECIFICATION THROUGHOUT
- 10 YEAR ICW BUILD WARRANTY
- LONDON WATERLOO IN 44 MINUTES
- PRIME TOWN CENTRE LOCATION

## Description

Experience bespoke living in this studio apartment at Bridge House, positioned perfectly in Leatherhead's vibrant centre. This contemporary ground-floor studio, No.1, features a separate, modern German kitchen with stone worktops, under-cabinet illumination, and premium BOSCH appliances.

The bathroom exudes elegance with a glossy vanity, illuminated mirror, and a deluxe rainfall shower. Wood effect flooring amplifies the aesthetic appeal of the studio.

Modern amenities include a Smart video entry system, secure parking, and a ten-year ICW Build warranty.

\*Internal photography indicative only

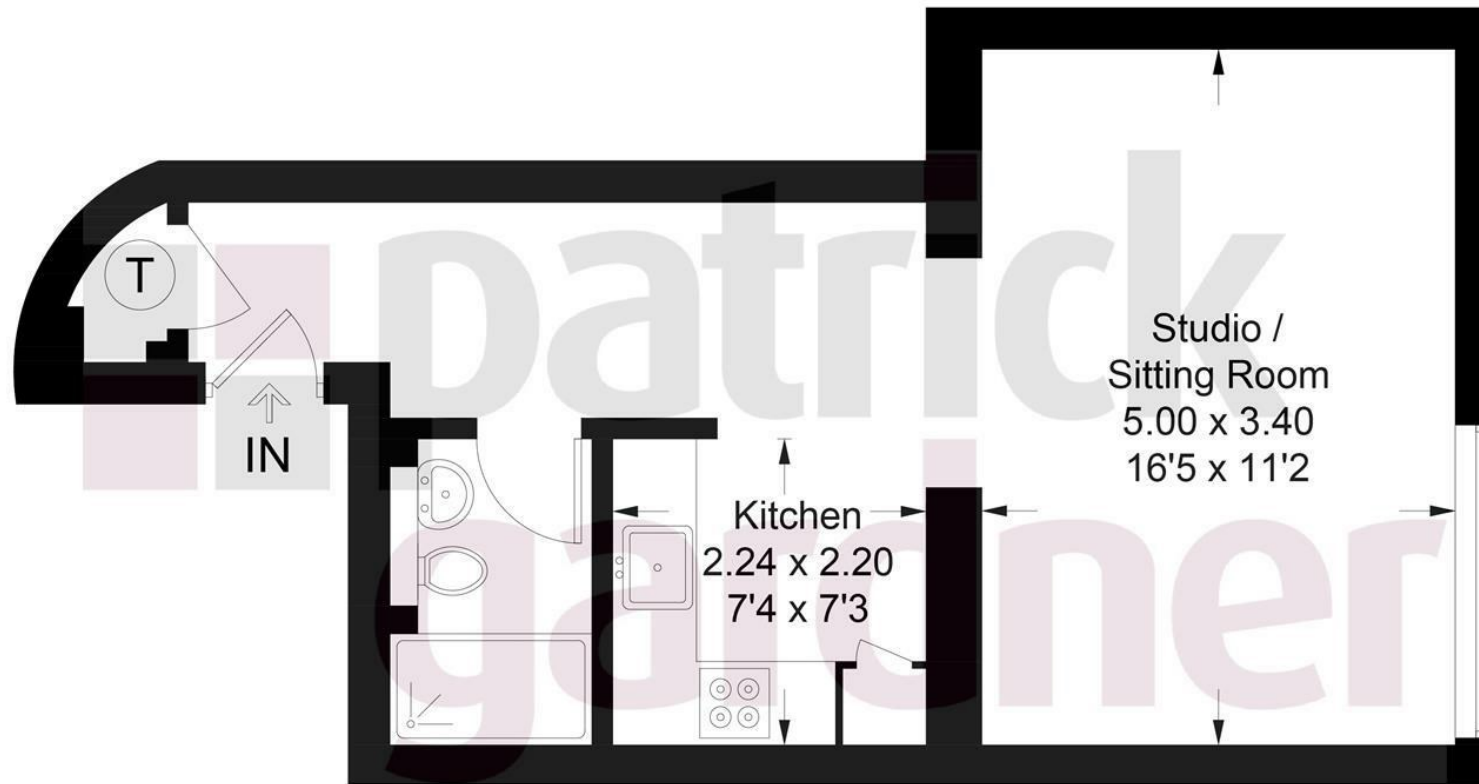
## Situation

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.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>Lease</b>	250 years
<b>Service Charge</b>	£1,357.96
<b>Ground Rent</b>	Peppercorn

Approximate Gross Internal Area = 36.2 sq m / 390 sq ft



## Ground 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. (ID1005576)  
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