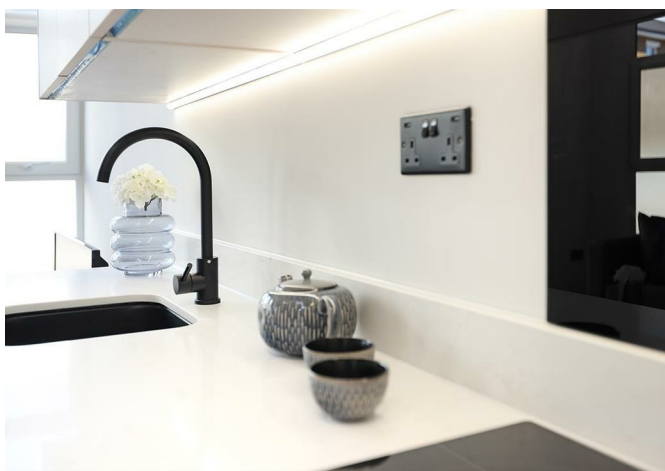




Flat 2, Bridge House 27 Bridge Street, Leatherhead, KT22 8HE

Price Guide £210,000



- GROUND FLOOR STUDIO APARTMENT
- PRIVATE PARKING
- LONDON WATERLOO IN 44 MINUTES
- STYLISH KITCHEN WITH SLEEK WORKTOPS
- EASY ACCESS TO M25 & A3
- OPEN PLAN LIVING
- BUILT IN STORAGE AND CUPBOARDS
- MODERN APPLIANCES
- WALKABLE TO MAINLINE STATION
- CLOSE TO RESTAURANTS & SUPERMARKETS

## Description

Offering the very best in modern living space, Bridge House is a unique collection of stylish, individually designed studio, one and two bedroom apartments. Superbly located in the heart of Leatherhead town centre and perfectly positioned for day to day amenities and excellent transportation links.

No. 2 is a stunning studio ground floor apartment . The light and airy apartment with a high ceiling includes a spacious kitchen/dining/lining area and large glazed windows. 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 shower room complete with shower, 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 studio 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 photography indicative only taken from show home

## 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.

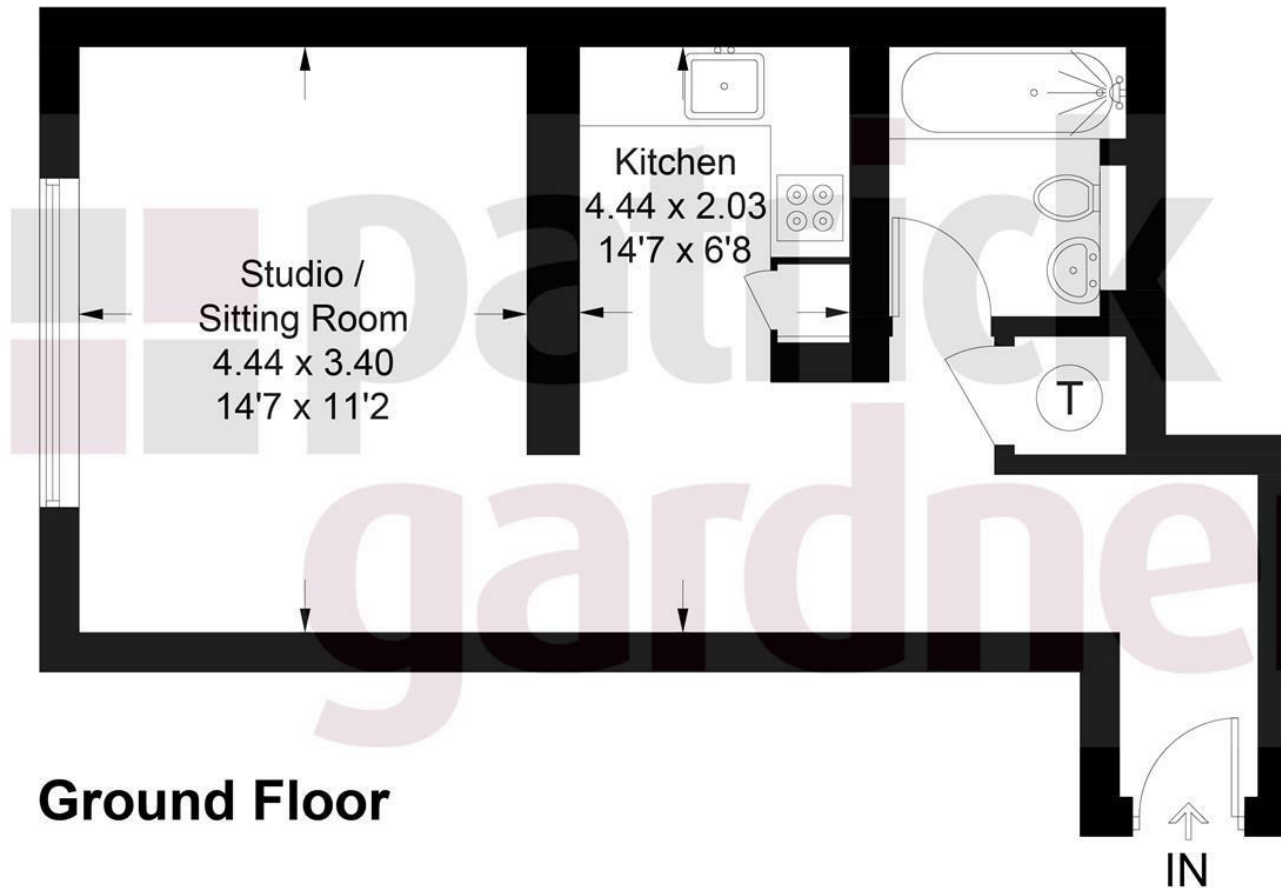
Foodies are well catered for, with a varied selection of cafes, bars and restaurants. Leatherhead is superbly connected and is perfectly placed for travel to London by road and rail, with regular trains to London Waterloo and Victoria. Junction 9 (Leatherhead) of the M25 give access to both Heathrow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

\*Please note that photos are of show house and may not be of this apartment\*

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	B
<b>Lease</b>	250 years
<b>Service Charge</b>	£1,368.46
<b>Ground Rent</b>	Peppercorn



Approximate Gross Internal Area = 38 sq m / 409 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. (ID1005577)

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