

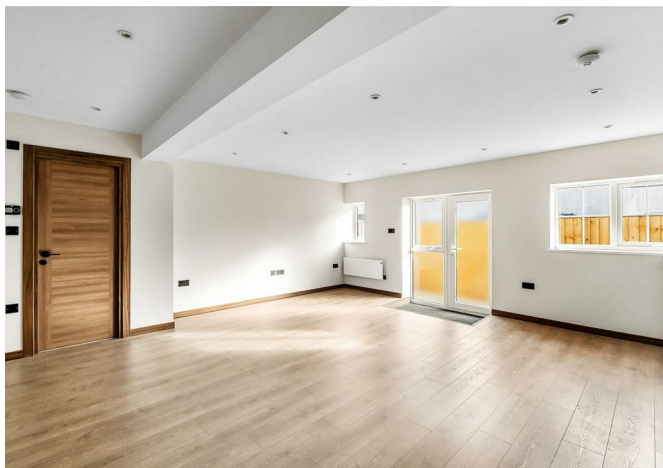


 **patrick  
gardner**  
RESIDENTIAL

23 Bridge Street, Leatherhead, KT22 8BL

Price Guide £210,000





- GROUND FLOOR STUDIO APARTMENT
- OPEN PLAN LIVING
- PRIVATE PARKING
- PRIVATE PATIO AREA
- EASY ACCESS TO M25 & A3
- LONDON WATERLOO IN 44 MINUTES
- MODERN BATHROOM
- BUILT IN STORAGE
- CLOSE TO TOWN CENTRE
- WALKABLE TO MAINLINE STATION

Description

**\*OVER 90% RESERVED\*** No. 23 Bridge Street is a stunning studio ground floor apartment with separate front entrance and decking area. The light and airy studio 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.

Situation

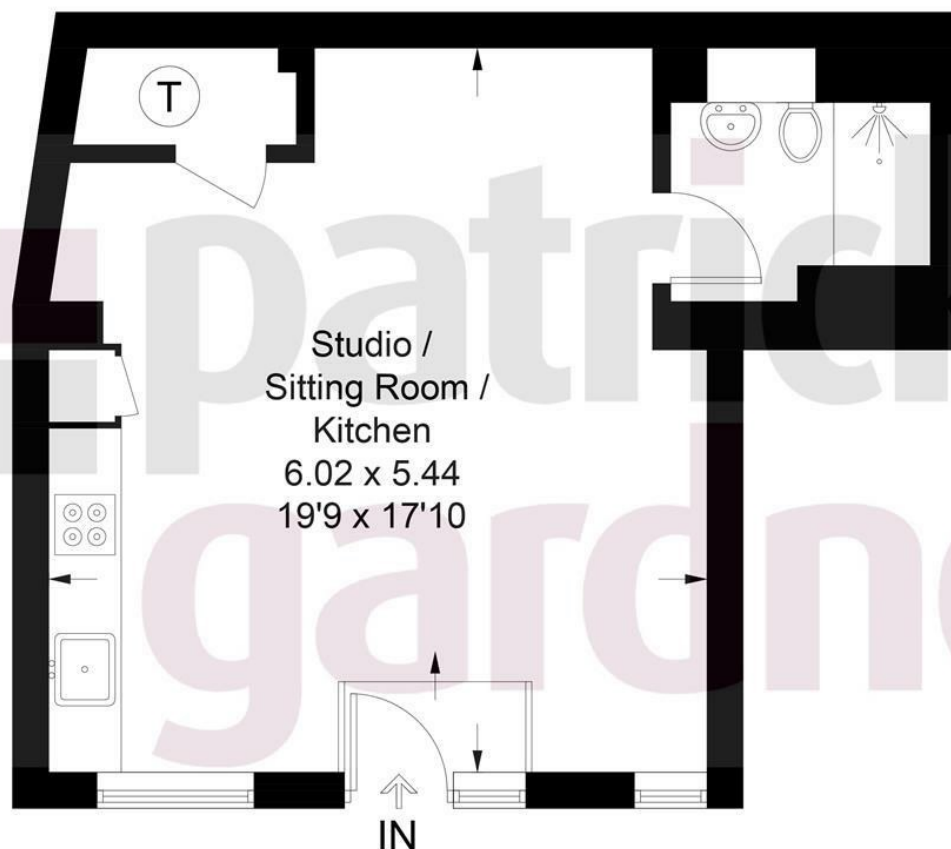
Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music; recreation centre and swimming pool, a wealth of sports clubs and golf clubs plus a varied selection of High Street shopping, including Waitrose and many individual retail outlets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

Tenure	Leasehold
EPC	C
Council Tax Band	B
Lease	250 years
Service Charge	£1312.46
Ground Rent	Peppercorn



Approximate Gross Internal Area = 36.4 sq m / 392 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. (ID1005596)  
www.bagshawandhardy.com © 2023

1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** leatherhead@patrickgardner.com  
**www.patrickgardner.com**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

