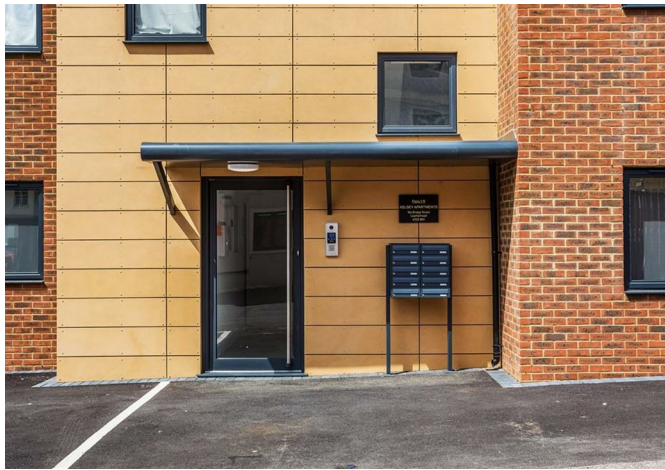




3 Kelsey Apartments Bridge Street, Leatherhead, KT22 8FH

Price Guide £269,500





- SUPERB FIRST FLOOR APARTMENT
- WONDRAWALL INTELLIGENT LIVING SYSTEM
- SUPERB KITCHEN
- CONTEMPORARY BATHROOM
- 6 YEAR BUILD-ZONE WARRANTY
- CONVENIENT LOCATION
- PRIVATE BALCONY
- INTEGRATED APPLIANCES
- PRIVATE ALLOCATED PARKING
- WALKING DISTANCE SHOPS & STATION



## Description

Stunning, first floor, one bedroom apartment offering contemporary, open plan living space with balcony and parking in heart of the town centre.

Built in 2021 to the latest building specifications, this light and airy apartment is fitted with a modern, stylish kitchen incorporating a range of integrated Bosch/AEG appliances, a natural stone worktop and copper splashback and trim. The living room features glazed doors leading onto a glazed balcony, there is a good sized double bedroom and bathroom complete with white, modern sanitary ware and matt black Hansgrohe fittings with marble effect tiling throughout.

The apartment benefits from a sophisticated Wondrwall intelligent living system and safety sprinkler system throughout, private allocated parking and bicycle storage.

Approx. 6 Years remaining on an ICW Build Warranty.

## Situation

The property is conveniently situated about 1 minute walk from Leatherhead town centre where there are a wide range of coffee shops, restaurants, Waitrose Local, Theatre, Gyms and Library.

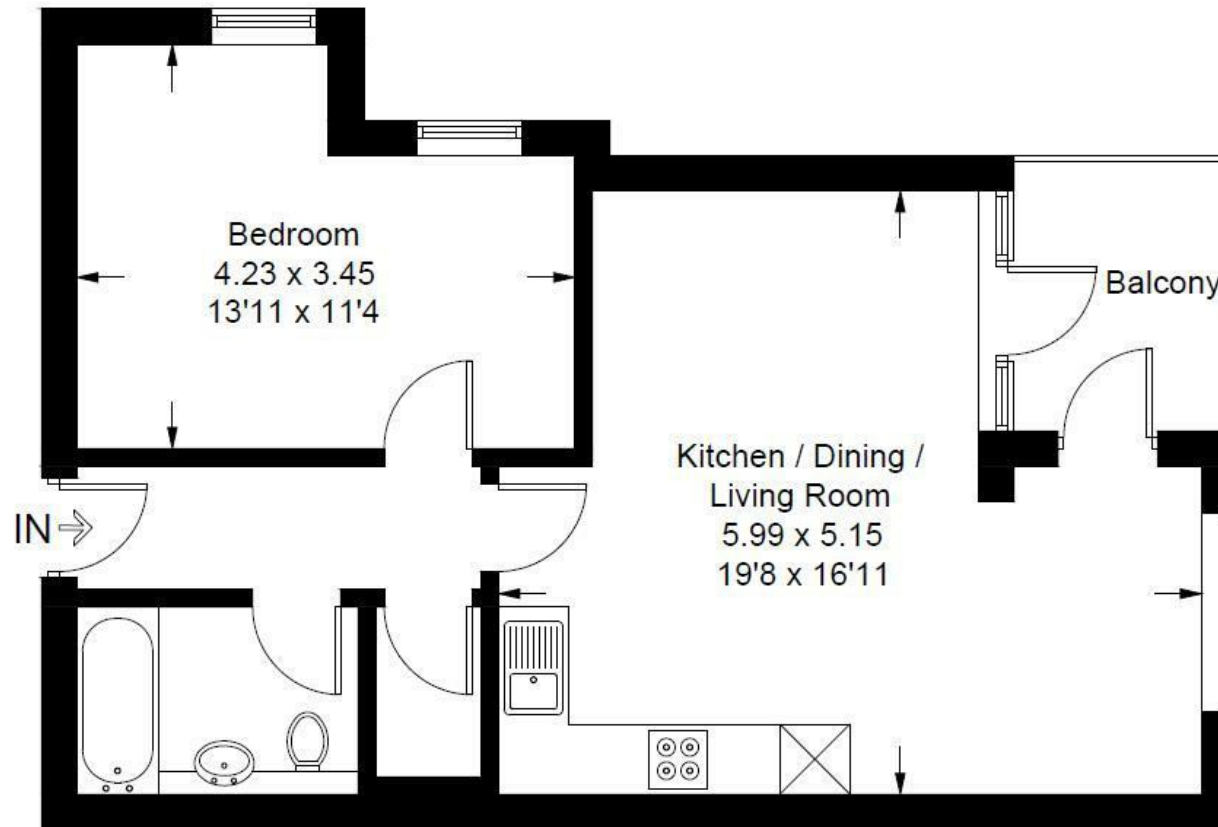
Just 10 minutes' walk from the main line railway station with fast and frequent services to London Waterloo and Victoria. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

Also within close proximity to Boxhill and the abundance of cycle routes as well as Norbury Park / Surrey Hills (Area of Outstanding Natural Beauty) and the River Mole for country walks.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>Lease</b>	150 years from 1st December 2021
<b>Service Charge</b>	£1181.46 per annum
<b>Ground Rent</b>	£250 per annum



Approximate Gross Internal Area = 48.8 sq m / 525 sq ft



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. (ID793605)

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1-3 Church Street, Leatherhead, Surrey, KT22 8DN  
**Tel:** 01372 360078 **Email:** [leatherhead@patrickgardner.com](mailto:leatherhead@patrickgardner.com)  
**[www.patrickgardner.com](http://www.patrickgardner.com)**

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