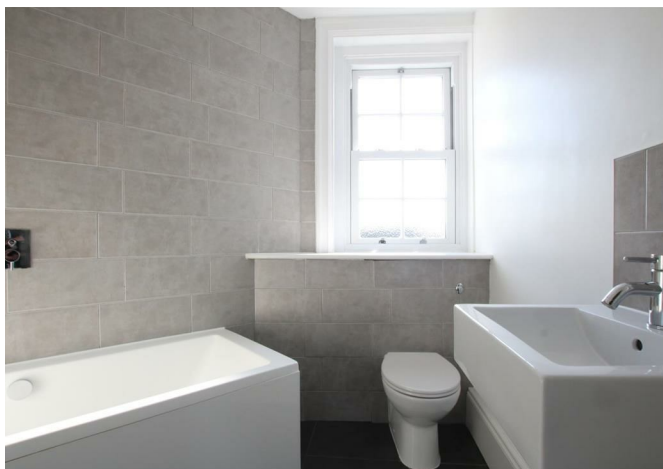




Flat 3, 1 Bridge Street, Leatherhead, KT22 8BT

Price Guide £215,000



- ONE BEDROOM FLAT
- MODERN BATHROOM
- ELECTRIC HEATING/HOTWATER
- WALKING DISTANCE TO STATION
- PLANTATION SHUTTERS
- MODERN KITCHEN
- SHARE OF FREEHOLD
- TOWN CENTRE LOCATION
- FIRST FLOOR
- NO CHAIN

Description

This well looked after and modernised one bedroom apartment presents a great opportunity for a first time buyer or investor.

The bright accommodation comprises of one double bedroom, a refurbished bathroom and a modernised kitchen with living/dining area. The kitchen has an integrated oven, washing machine and fridge freezer.

The boiler has an up to date service certificate and the washing machine was new in 2023 and the fridge/freezer in 2022. The flat has also recently had plantation shutters fitted to each window at the front. .

This property is being sold with a share of the freehold and has no charge.

Tenure

Leasehold - Share of Freehold

EPC

D

Council Tax Band

B

Lease

112 years Remaining

Service Charge

£756 (2023/2024)

Ground Rent

£0

Situation

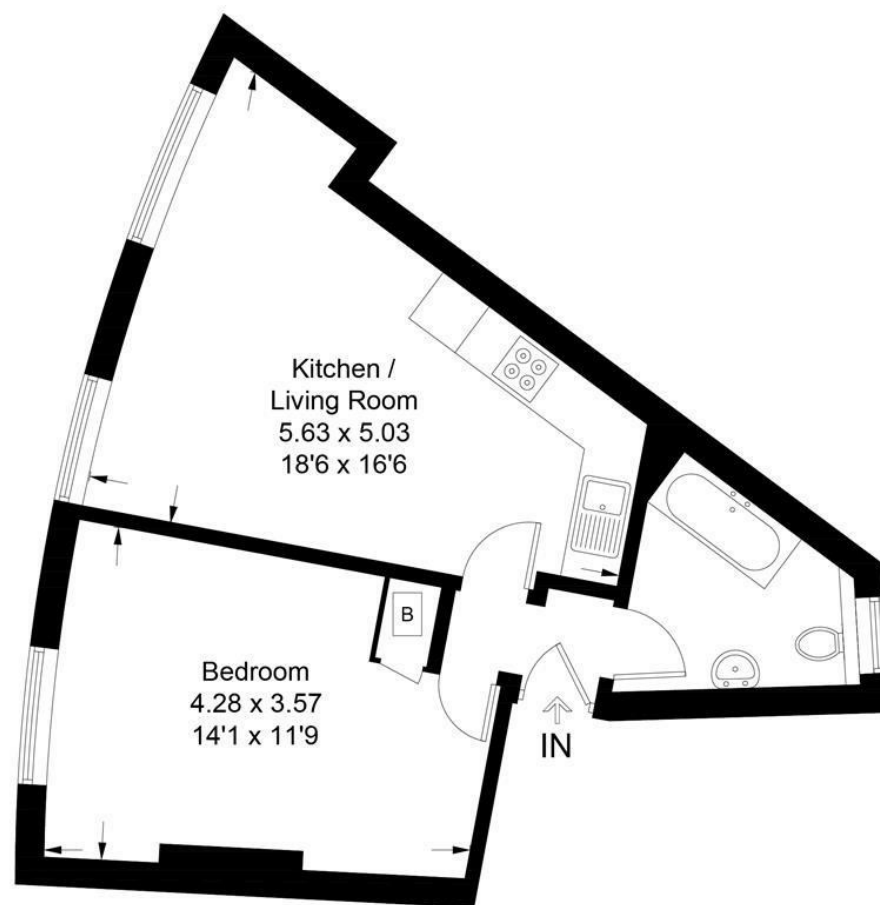
The property is conveniently situated in Leatherhead town centre where there are a wide range of coffee shops, restaurants, Waitrose Local, Theatre, Gyms and Library.

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.



Approximate Gross Internal Area = 40.0 sq m / 430 sq ft



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. (ID1172350)

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