



16 Bridge Court Bridge Street, Leatherhead, Surrey, KT22 8BW

Price Guide £325,000





- TOP FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- IDEAL FIRST TIME BUY
- GARAGE + PARKING
- SHARE OF THE FREEHOLD
- MODERN KITCHEN
- LOVELY RIVER VIEWS
- SHORT WALK TO TOWN & STATION
- NO CHAIN



## Description

Modernised and tastefully decorated, this purpose built top floor flat offers light and spacious (795sq ft + garage) accommodation throughout whilst enjoying lovely South Westerly views over the River Mole.

The property features a long lease (+ a share of the freehold), double glazing and security entrance phone. The accommodation includes a lovely 17'1 x 12 sitting/dining room, modern fitted kitchen with integrated appliances, two large double bedrooms (one with built in wardrobes) and modern bathroom.

Externally, the communal areas and gardens are well maintained and there is a nearby garage (with parking in front). Conveniently for a purchaser there is no onward chain.

<b>Tenure</b>	Leasehold - Share of Freehold
<b>EPC</b>	D
<b>Council Tax Band</b>	D
<b>Lease</b>	999 years from 29th September 1969
<b>Service Charge</b>	£1972.50 pa
<b>Ground Rent</b>	£0.00

## Situation

Bridge Court is within a short walk of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherheads mainline station.

The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsends School whilst at nearby Mickleham is Box Hill School.

Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow and Gatwick Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacy.

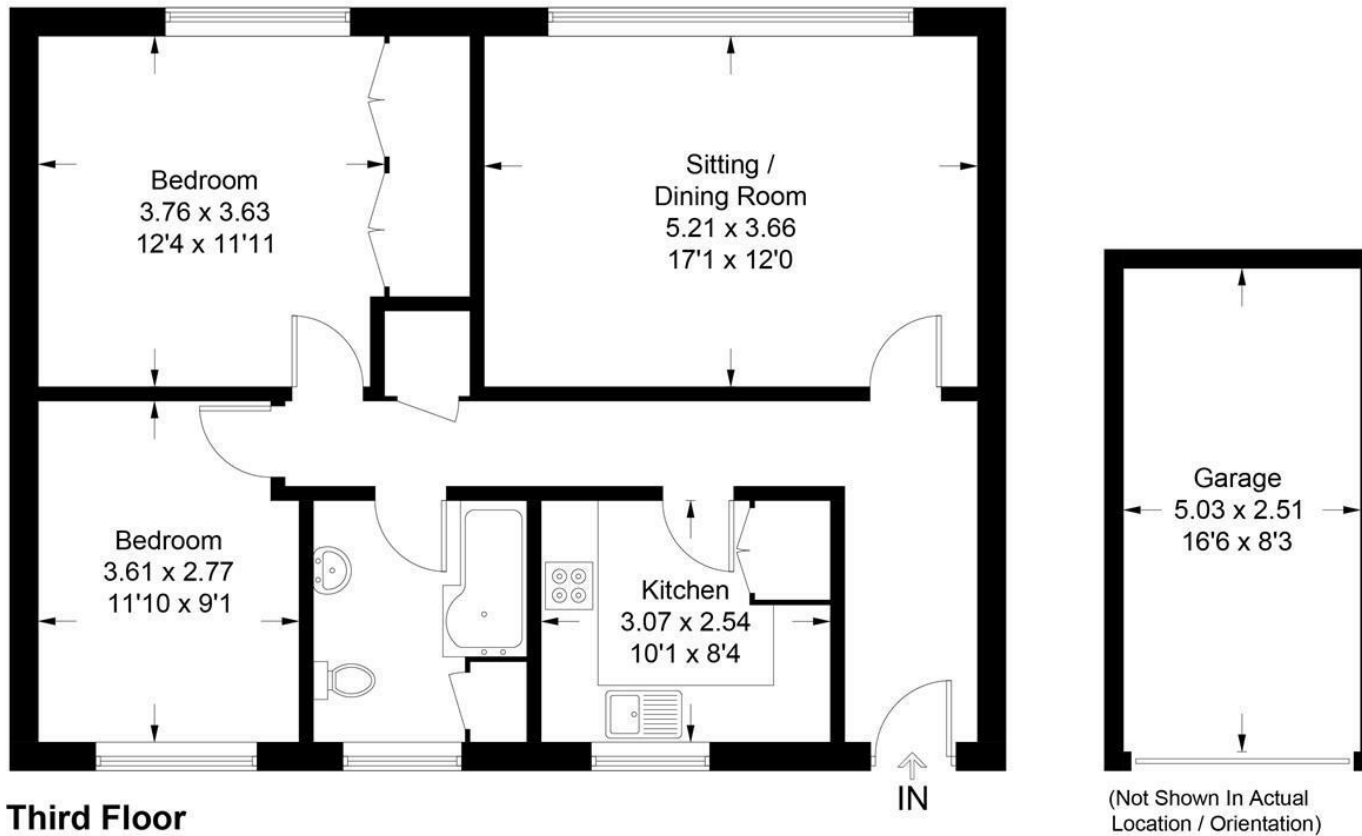
Leatherhead Town Centre is being re-invented, expanded and transformed to fully realise its potential as a distinctive, enterprising and highly regarded market town. Close to Bridge Court is the Riverside Quarter, please see below the exciting plans to modernise this lovely area.

This is not only a great two bedroom apartment but now a great investment opportunity too

<https://transformleatherhead.com/riverside-park/>



Approximate Gross Internal Area = 73.9 sq m / 795 sq ft  
Garage = 12.7 sq m / 137 sq ft  
Total = 86.6 sq m / 932 sq ft



**Third 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. (ID1182169)  
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