



Flat 1 Kelsey Apartments Bridge Street, Leatherhead, KT22 8FH

Price Guide £244,500



- SUPERB GROUND FLOOR APARTMENT
- OPEN PLAN LOUNGE
- LUXURY BATHROOM SUITE
- SPRINKLER SYSTEM
- ALLOCATED PARKING
- WONDROWALL INTELLIGENT LIVING SYSTEM
- KITCHEN WITH AEG/BOSCH APPLIANCES
- WOOD EFFECT FLOORING
- 5 YEAR BUILD WARRANTY
- NO CHAIN

Description

Completed in 2021, Kelsey Apartments is first class purpose built development of just 9 apartments located in the heart of the town centre.

Beautifully appointed throughout, this ground floor one bedroom apartment offers contemporary, open plan living space with adjoining stylish kitchen incorporating a range of integrated Bosch/AEG appliances, a natural stone worktop and copper splashback and trim. There is a double bedroom and family bathroom complete with white, modern sanitaryware 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. 5 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.

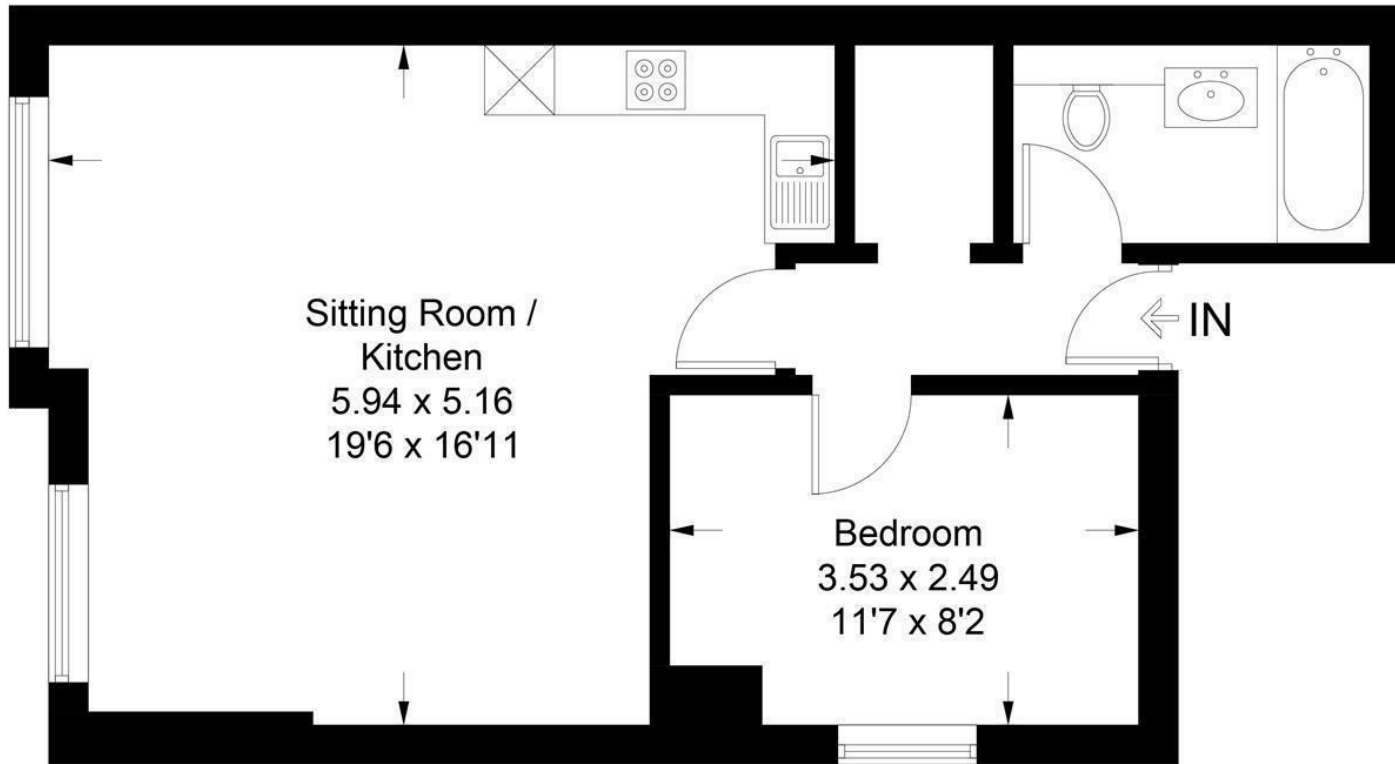
Just 10 minutes' walk from the main line railway station with fast and frequent services to London Waterloo and Victoria. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

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.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	150 years from 2021 expiring November 2171
Service Charge	£1280.76 from 1st April 2025 to 31st March 2026
Ground Rent	Peppercorn



Approximate Gross Internal Area = 44.4 sq m / 478 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. (ID802400)
www.bagshawandhardy.com © 2021

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.

