



Flat 3, Bridge Place 16-20 Bridge Street, Leatherhead, Surrey, KT22  
8BF

Price Guide £240,000



- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- SITTING ROOM
- ALLOCATED COVERED PARKING SPACE
- SHORT WALK TO TOWN, STATION & RIVER
- LONG 973 YEAR LEASE
- TWO BATHROOMS
- SEPARATE FITTED KITCHEN
- IDEAL FIRST TIME BUY
- NO CHAIN

## Description

This beautifully presented two bedroom, two bathroom ground floor apartment is offered with no onward chain, a long 973 lease and allocated parking space.

The accommodation includes a hall with coats cupboard, principal bedroom with en suite shower, smaller double bedroom and guest bathroom. There is a sitting room and adjoining kitchen with integrated fridge freezer, washing washing and oven & hob

Outside, there is an allocated covered parking space.

<b>Tenure</b>	Leasehold
<b>EPC</b>	C
<b>Council Tax Band</b>	C
<b>Lease</b>	999 years from 1st Jan 2000
<b>Service Charge</b>	tbc
<b>Ground Rent</b>	£130 pa

## Situation

Bridge Street is with 5-10 minutes walk of the town centre, Parish Church, Library, River and Nuffield Health Fitnesss & Wellbeing Gym and mainline station.

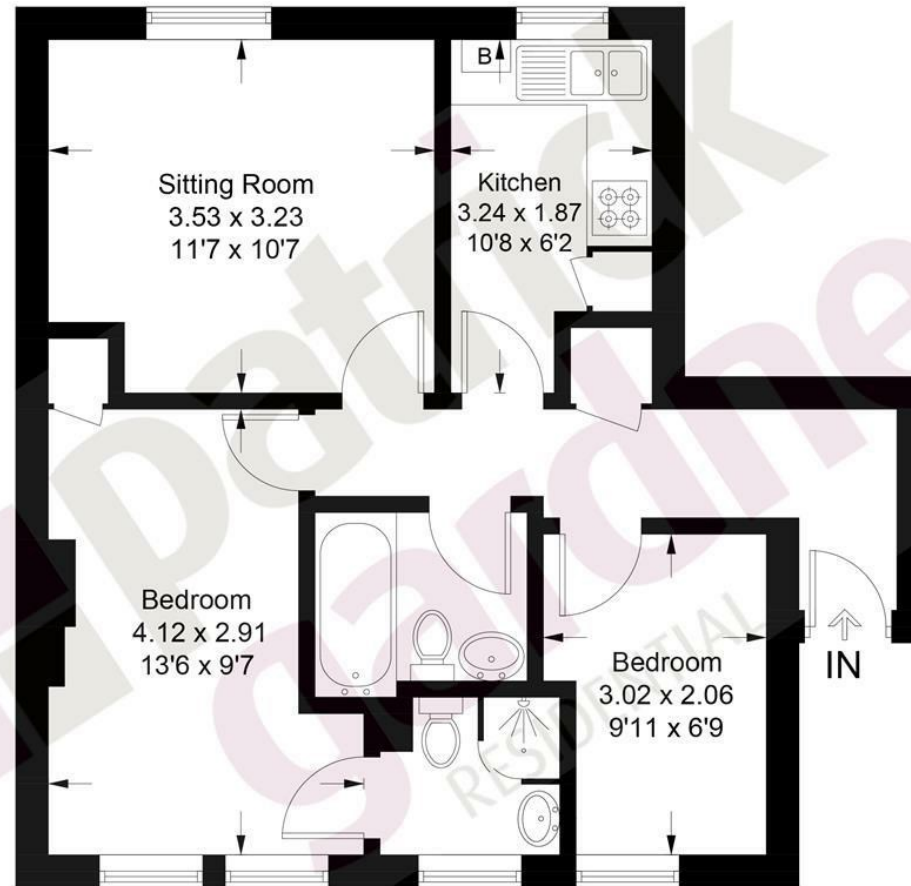
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, and Sainsbury's within the part covered Swan Shopping Centre. The town centre itself offers a wide variety of independent restaurants, boutique coffee shops and pubs. Within the area there are highly regarded both state and private schools including Therfield, St Andrews, St John's School and Downsend School whilst at nearby Mickleham is RGS Surrey Hills.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking, cycling and horse riding. Epsom Downs (home of the famous Derby horse race) is within 15 minutes drive and Headley Heath is just 10 minutes away.



Approximate Gross Internal Area = 48.3 sq m / 520 sq ft



### First 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. (ID1309408)

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