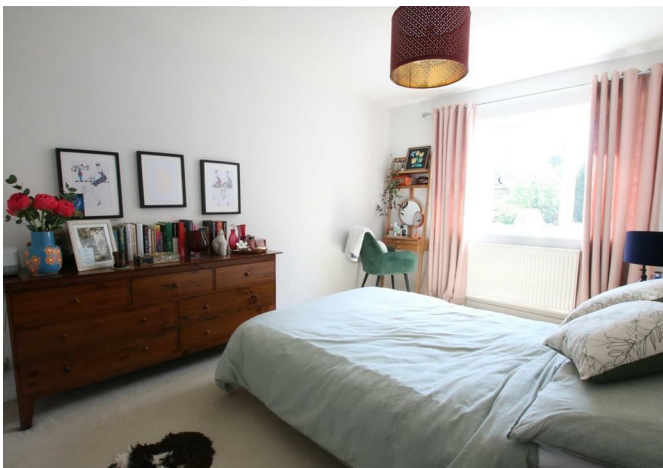




 **patrick
gardner**
RESIDENTIAL

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

Price Guide £277,500



- 2ND FLOOR APARTMENT
- SITTING/DINING ROOM
- LUXURY BATHROOM
- GARAGE & PARKING
- NO CHAIN

- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- 133 UNEXPIRED LEASE
- LOVELY OUTLOOKS
- SHORT WALK TO TOWN & STATION

Description

This beautifully appointed 2nd floor apartment has a lovely outlook with some river views whilst also enjoying a garage and parking.

Offered with no forward chain, the stylish accommodation comprises a reception hall with coats cupboard, good sized sitting/dining room, superb fitted kitchen with integrated appliances, two double bedrooms (both with fitted wardrobes) and luxury bathroom.

Outside, the grounds are well maintained, a single garage (no.14) and parking space in front.

Tenure	Leasehold
EPC	B
Council Tax Band	D
Lease	189 Years from 29/09/69 (132 years left)
Service Charge	£2121.67 pa (£1060.84 paid twice yearly)
Ground Rent	Peppercorn

Situation

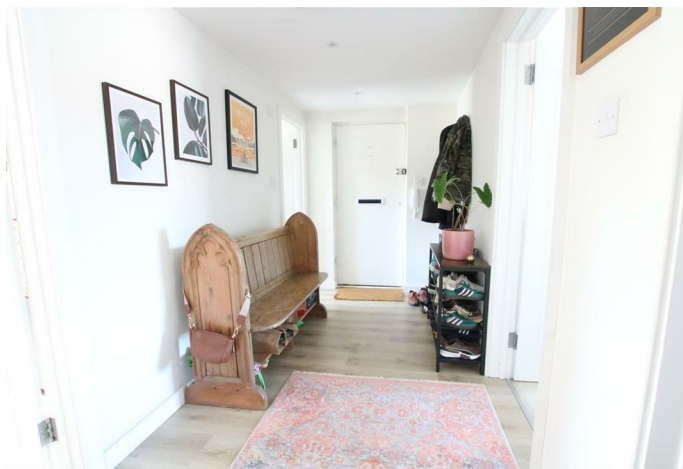
Bridge Court is within a short walk of the town centre, Waitrose, Parish Church, Nuffield Health Fitness & Wellbeing Gym and Leatherhead's mainline station.

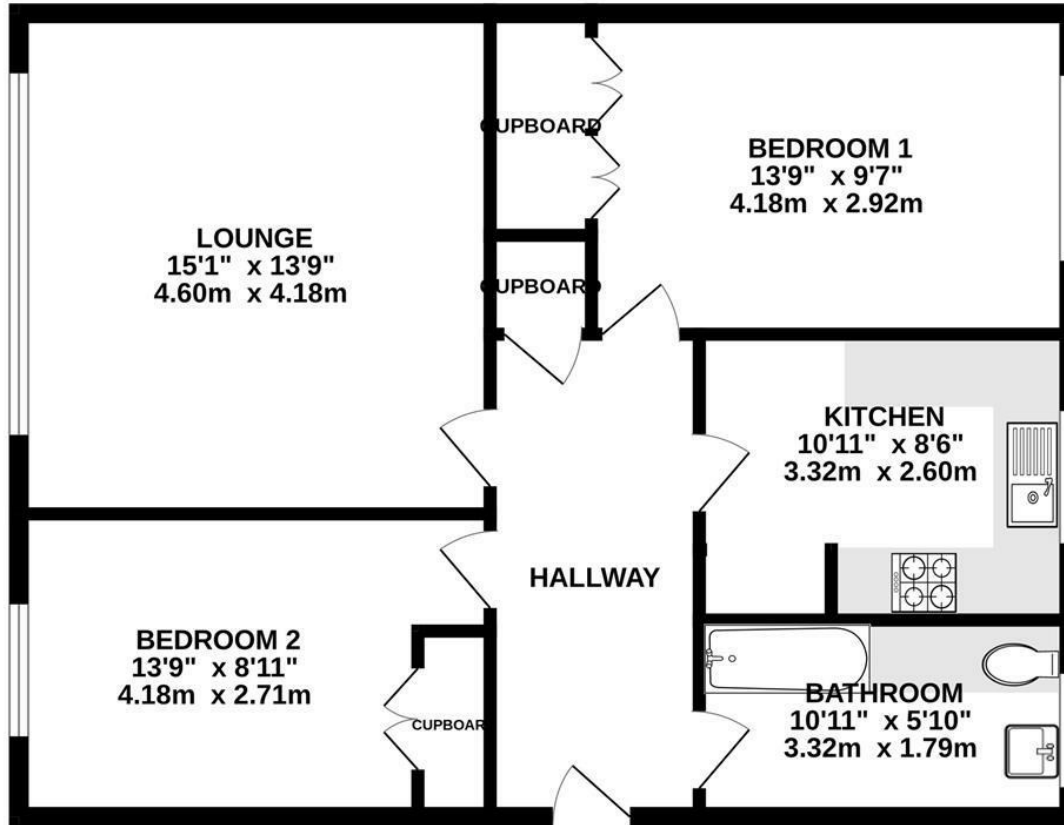
The town offers a wide variety of quality independent restaurants and coffee shops. Within the area there are highly regarded both state and private schools including St Andrews R.C. School, St John's School and Downsden School whilst at nearby Mickleham is RGS Surrey Hills.

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.

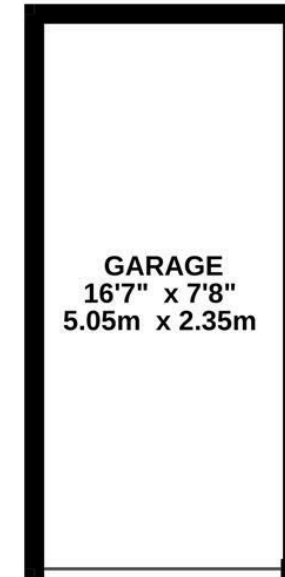
The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful of outdoor activities at Bocketts Farm, Denbies Wine Estate, and Polesden Lacey.

Leatherhead Town Centre is being re-invented, expanded and transformed to fully realise its potential as a distinctive, enterprising and highly regarded market town.





TOP FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOP FLOOR APARTMENT

TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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