



Flat 9 Bridge House, 27 Bridge Street, Leatherhead, KT22 8HE

Price Guide £220,000





- BEAUTIFULLY PRESENTED APARTMENT
- OPEN PLAN LIVING ROOM/KITCHEN
- WOOD EFFECT FLOORING TO LIVING ROOM
- AUTOMATED BARRIER SECURED PARKING
- KITCHEN WITH INTEGRATED APPLIANCES
- 395 SQ.FT
- LUXURIOUS FULLY TILED BATHROOM
- 248 YEAR LEASE & £0.00 GROUND RENT
- DOUBLE BEDROOM
- SHORT WALK TO SHOPS STATION & RIVER

## Description

This beautifully presented one bedroom apartment is set in a highly convenient location just moments' walk from the town centre and a few minutes' walk of riverside walks and the mainline railway station.

The upper floors to Bridge House were repurposed/converted into residential use in 2023/4 and this apartment offers bright and airy accommodation, electric radiators and double glazed windows.

The open plan living room/kitchen is filled with light and features a wood style effect flooring throughout. The kitchen area features matching high gloss facing base cupboards and eye level cabinets with quartz worktop and integrated appliances including a Bosch oven, electric induction hob and fridge/freezer. There is a good sized double bedroom, the bathroom is tastefully finished with underfloor heating and full floor to ceiling tiling offset by matching white sanitaryware; including a wall hung w.c., vanity unit with drawers and integrated sink and good sized shower enclosure.

To the rear of Bridge House is residents parking for one car - this is secured by a fob operated barrier.

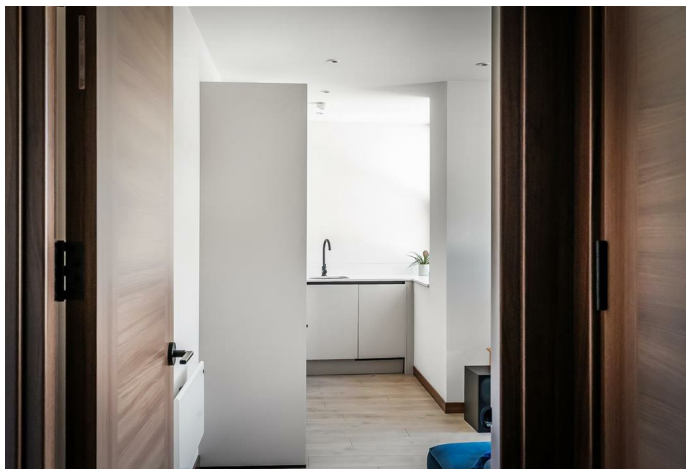
## Situation

Bridge House is within moment's walk of the town centre where can be found a Little Waitrose, Parish Church, quality independent restaurants and coffee shops, Nuffield Health Fitness & Wellbeing Gym.

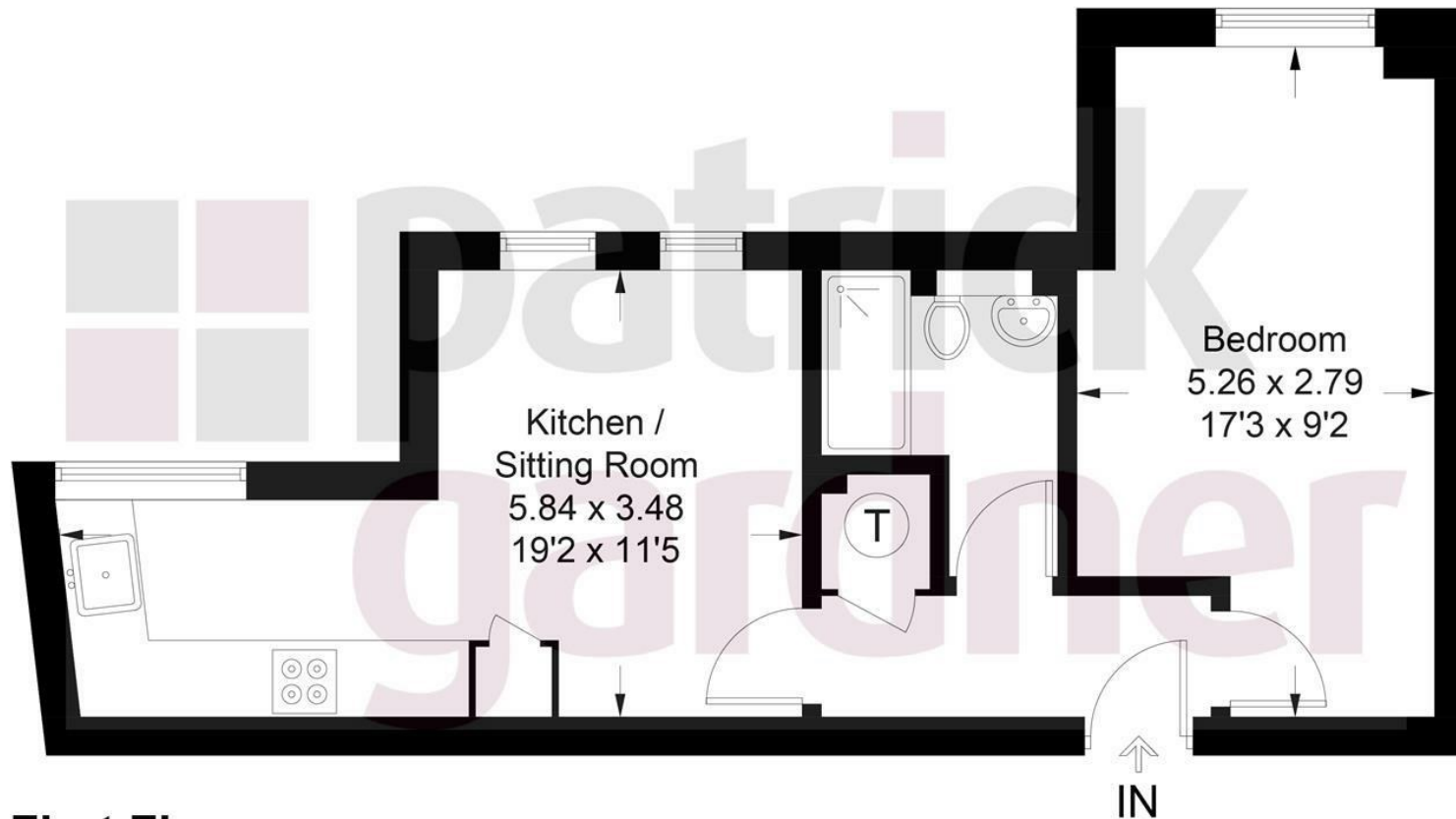
Leatherhead's mainline station is just over 5 minutes' walk away. Leatherhead's mainline railway station offers commuter access to London Waterloo & Victoria and access south to Guildford & Dorking. Junction 9 of the M25 at Leatherhead provides access to the national motorway network together with Heathrow 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.

|                  |                                       |
|------------------|---------------------------------------|
| Tenure           | Leasehold                             |
| EPC              | C                                     |
| Council Tax Band | C                                     |
| Lease            | 250 years from 1st April 2023         |
| Ground Rent      | £0.00                                 |
| Service Charge   | £1292.45 pa (1st Jan - 31st Dec 2026) |



Approximate Gross Internal Area = 36.7 sq m / 395 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. (ID1005584)  
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