



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

Price Guide £240,000



- 1st 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 1st 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.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	999 years from 1st Jan 2000 (973 years unexpired)
Service Charge	£2,579.28 pa (invoiced half yearly - Jan 1st - Dec 31st 2026
Ground Rent	£130.56 pa

Situation

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

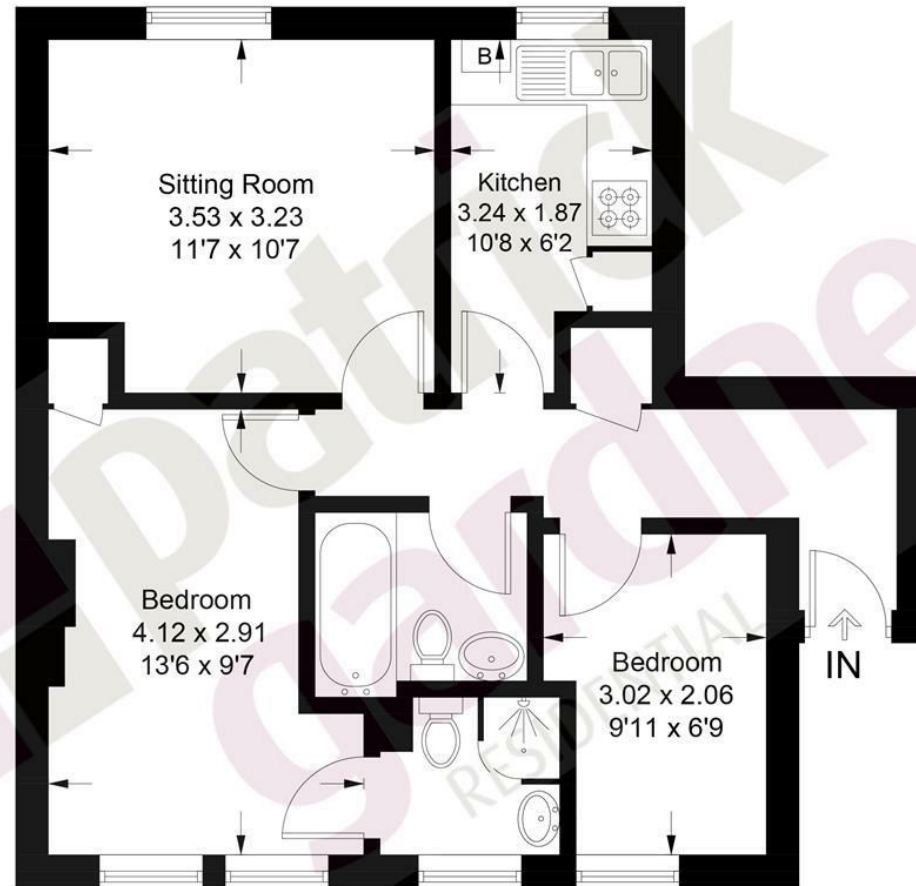
Leatherhead town centre offers a variety of shops including a Waitrose, Boots, and Sainsbury's within the part covered Swan Shopping Centre. The town centre itself offers a wide variety of independent restaurants, boutique coffee shops and pubs. Within the area there are highly regarded both state and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

1-3 Church Street, Leatherhead, Surrey, KT22 8DN
Tel: 01372 360078 **Email:** leatherhead@patrickgardner.com
www.patrickgardner.com

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