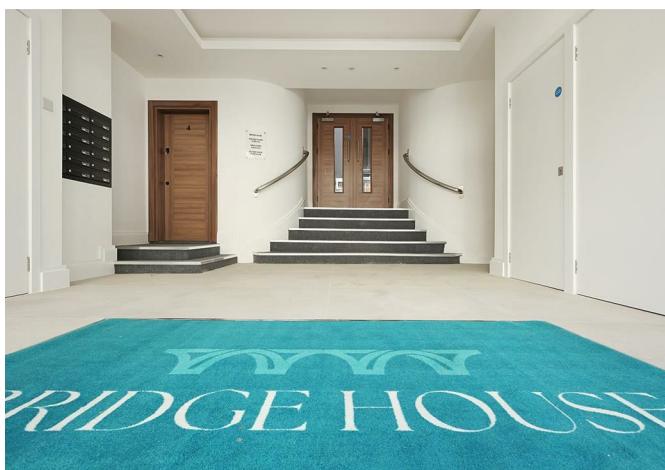




**patrick
gardner**
RESIDENTIAL

19, Bridge Street, Leatherhead, KT22 8HE

Price Guide £199,950



- FIRST FLOOR STUDIO APARTMENT
- MODERN BATHROOM
- SOUTH FACING OPEN PLAN LIVING
- LONDON WATERLOO IN 44 MINUTES
- WALKABLE TO MAINLINE STATION
- LARGE BUILT IN CUPBOARDS
- PRIVATE PARKING WITH EV CHARGING
- STYLISH GERMAN BUILT KITCHEN
- EASY ACCESS TO M25 & A3
- CLOSE TO RESTAURANTS & SUPERMARKETS

Description

OVER 70% RESERVED! No. 19 Bridge Street is a super first floor studio apartment with separate front entrance. The light and airy studio apartment with a high ceiling includes a spacious kitchen/dining/lining area and large glazed windows. A German fully fitted kitchen is complemented with a stone worktop and under cabinet lighting as well as integrated BOSCH appliances. A high specification can be found in the shower room complete with, fully tiled walls and floor, a high gloss vanity unit, back lit mirror and rainfall shower head. Wood effect flooring throughout adds the finishing touch to the studio apartment creating a harmonious living space.

The apartment benefits from a Smart video entry system, secure parking, cycle storage and an ICW 10 year warranty.

Situation

Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music; recreation centre and swimming pool, a wealth of sports clubs and golf clubs plus a varied selection of High Street shopping, including Waitrose and many individual retail outlets and specialist shops.

Foodies are well catered for, with a varied selection of cafes, bars and restaurants. Leatherhead is superbly connected and is perfectly placed for travel to London by road and rail, with regular trains to London Waterloo and Victoria. Junction 9 (Leatherhead) of the M25 give access to both Heathrow & Gatwick International airports.

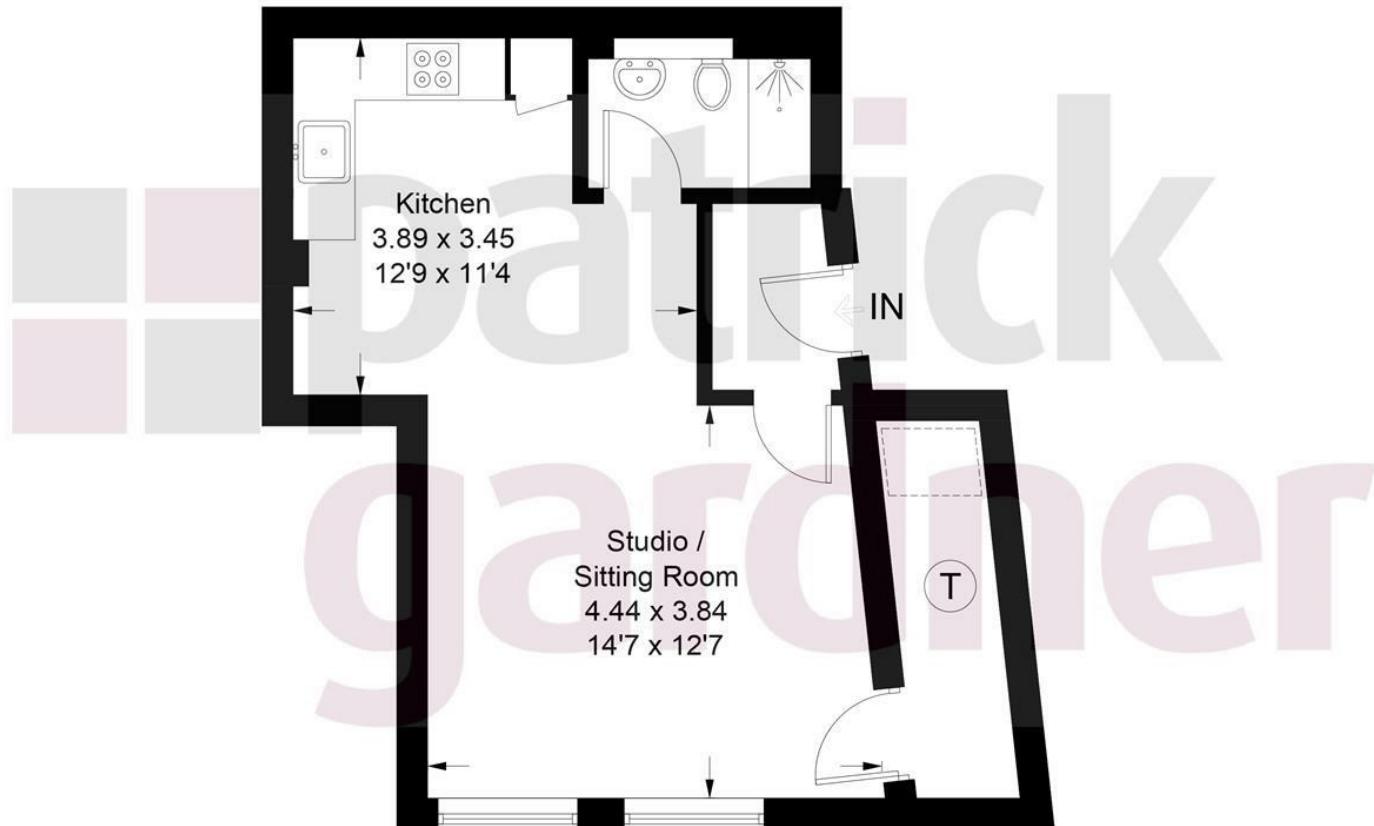
Please note that photos are of show house and may not be of this apartment

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	250 years
Service Charge	£1,294.96
Ground Rent	Peppercorn



[dashed box] = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 38.9 sq m / 419 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. (ID1005594)

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