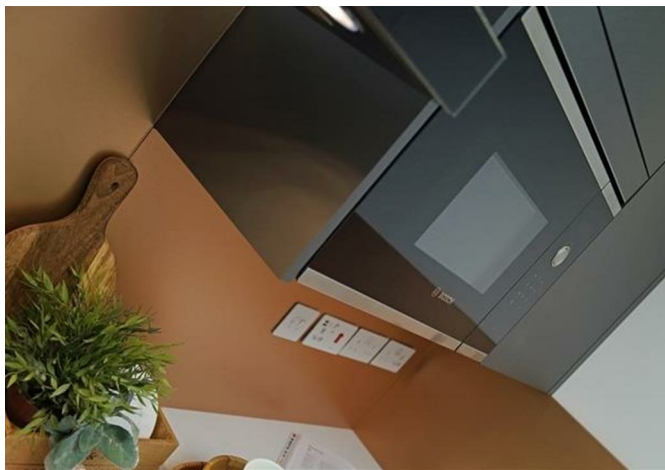




8 Kelsey Apartments 10a Bridge Street, Leatherhead, Surrey, KT22
8BZ

Price Guide £349,000



- TWO BEDROOM THIRD FLOOR APARTMENT
- WONDRAWALL SMART HOME AUTOMATION
- CONTEMPORARY BATHROOM SUITES
- SPRINKLER SYSTEM THROUGHOUT
- 10 YEAR BUILD-ZONE STRUCTURAL WARRANTY
- PRIVATE GLAZED BALCONY
- KITCHEN WITH INTEGRATED APPLIANCES
- WOOD EFFECT FLOORING THROUGHOUT
- PRIVATE ALLOCATED PARKING & LIFT ACCESS
- PRIME TOWN CENTRE LOCATION

Description

Offering the very best in fine urban living space, Kelsey Apartments is a stunning development of luxurious 1, 2 and 3 bedroom apartments in a prime town centre location in Leatherhead, Surrey. Each apartment is highly specified with a contemporary, sleek finish and includes Wondrwall Smart Home Automation system for intelligent living.

No. 8 is a stunning, third floor, two bedroom apartment offering modern, open plan living space with a balcony. This light and airy space is fitted with a stylish kitchen incorporating a range of integrated Bosch/AEG appliances, a natural stone worktop and copper splashback and trim. The living room features French double-glazed doors leading onto a private glazed balcony. There are two double bedrooms and a bathroom complete with white, modern sanitary ware and matt black Hansgrohe fittings with marble effect tiling throughout.

The apartment benefits from a sophisticated Smart Home Automation system and sprinkler system throughout as well as lift access, private allocated parking, bicycle storage and a 10 year build warranty.

Situation

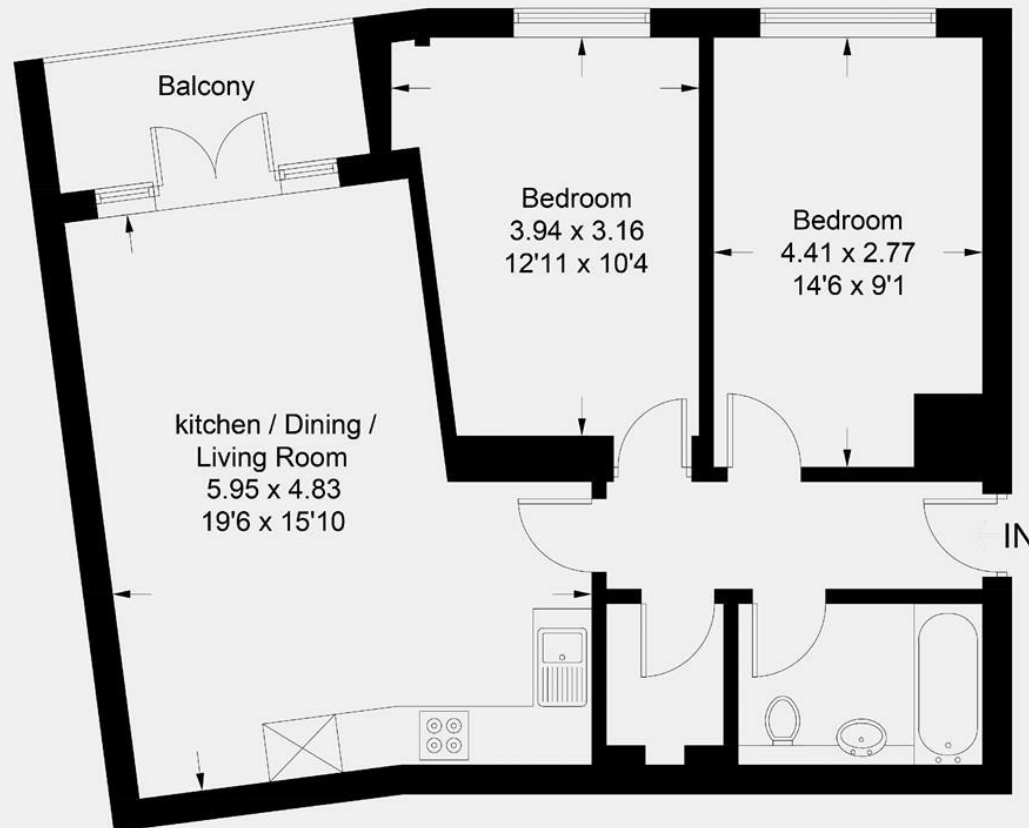
Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music; recreation centre and swimming pool, a wealth of sports clubs and golf clubs plus a varied selection of High Street shopping, including Waitrose and many individual retail outlets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

Tenure	Leasehold
Lease	150 years
Service Charge	£1,164 per annum
Ground Rent	£300
EPC	B
Council Tax Band	D



Approximate Gross Internal Area = 63.2 sq m / 680 sq ft



Third 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. (ID793606)

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