



Flat 6, Bridge House, 27 Bridge Street, Leatherhead, KT22 8HE

Price Guide £280,000



- BEAUTIFULLY PRESENTED APARTMENT
- OPEN PLAN LIVING ROOM/KITCHEN
- WOOD EFFECT FLOORING TO LIVING ROOM
- LUXURIOUS FULLY TILED BATHROOM
- LONG LEASE - 248 YEARS UNEXPIRED & NO GROUND RENT
- 526 SQ.FT OVER 2 FLOORS
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- DOUBLE BEDROOM WITH FITTED WARDROBES
- SHORT WALK TO SHOPS, STATION & RIVER
- AUTOMATED BARRIER SECURED PARKING SPACE

Description

This beautifully presented duplex 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 which has it's accommodation over 2 floors 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.

The double bedroom features 2 pairs of double fronted floor to ceiling height wardrobes.

The bathroom which has a window 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 bath with separate rain shower head above.

To the rear of Bridge House is single allocated car parking space - this is secured by a fob operated barrier.



Situation

Bridge House is within moments' walk of the town centre where you can find 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 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

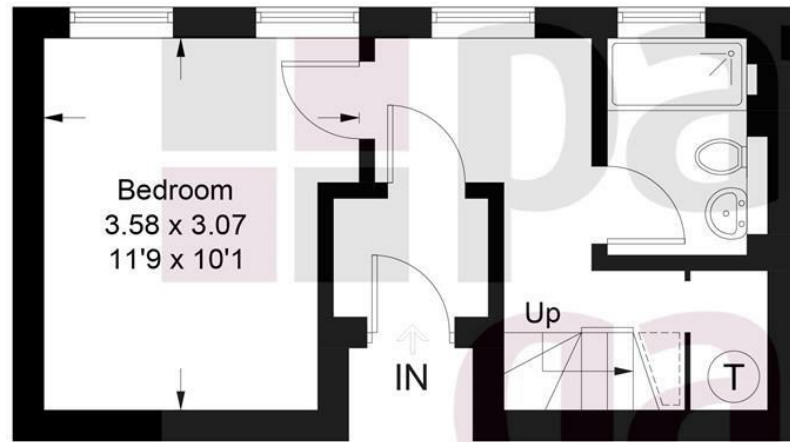
Service Charge

£1519 for the current year

Ground Rent

£0.00

Approximate Gross Internal Area = 48.9 sq m / 526 sq ft



**First Floor**



**Second 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. (ID1005581)

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