



Flat 2, Kelsey Apartments 10A Bridge Street, Leatherhead, KT22  
8FH

Price Guide £325,000



- GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- KITCHEN WITH INTEGRATED APPLIANCES
- WOOD EFFECT FLOORING THROUGHOUT
- UNEXPIRED BUILD-ZONE STRUCTURAL WARRANTY
- 2 DOUBLE BEDROOMS
- WONDRAWALL SMART LIGHT SWITCHES
- CONTEMPORARY BATHROOM SUITE
- PRIME TOWN CENTRE LOCATION
- CLOSE TO MAINLINE TRAIN STATION

## Description

A well-presented two-double-bedroom ground floor flat in a development just five years old, with the benefit of a remaining new build warranty.

The property offers a spacious open-plan kitchen/diner/living room, with the kitchen fitted with a modern range of units and integrated appliances. Both bedrooms are generous doubles, complemented by a smartly tiled family bathroom and a large hallway storage cupboard.

Further benefits include Wondrwall smart light switches throughout, wood effect flooring and an allocated parking space.

An ideal purchase for first-time buyers, downsizers, or investors.

|                         |                                         |
|-------------------------|-----------------------------------------|
| <b>Tenure</b>           | Leasehold                               |
| <b>EPC</b>              | C                                       |
| <b>Council Tax Band</b> | D                                       |
| <b>Lease</b>            | 150 Years from 01/12/21 (145 remaining) |
| <b>Service Charge</b>   | £1,389 pa                               |
| <b>Ground Rent</b>      | £0                                      |



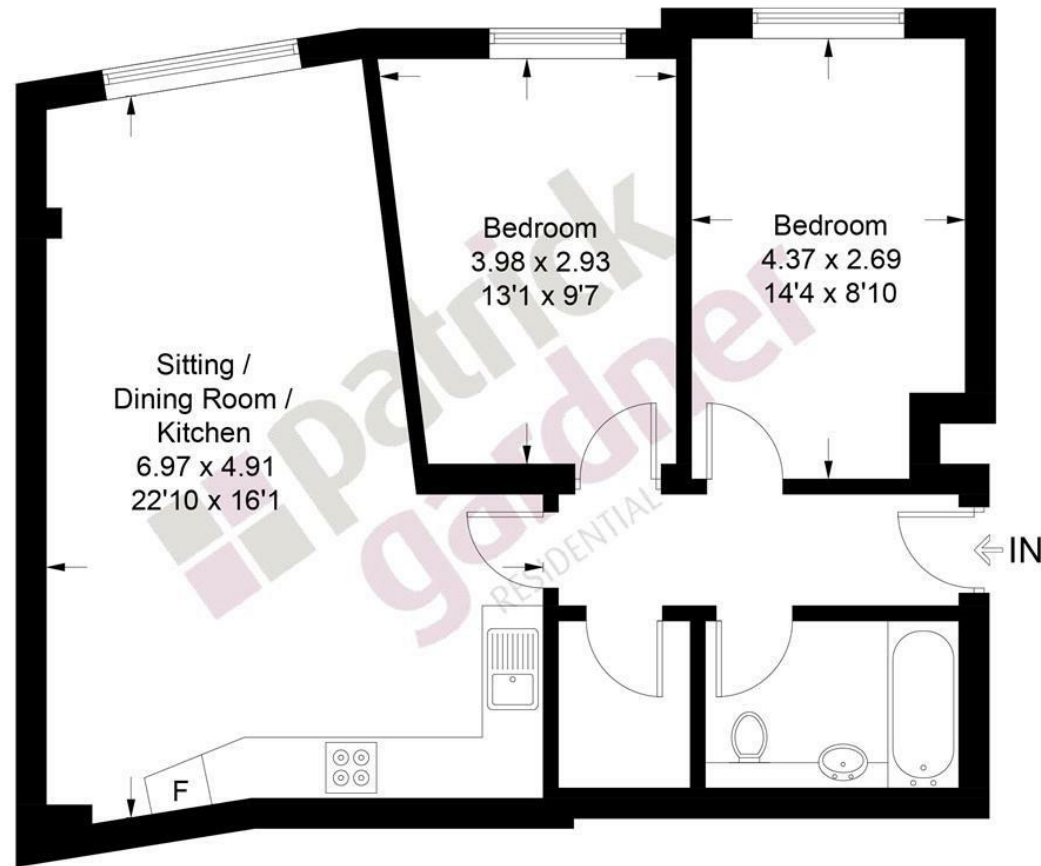
## Situation

Leatherhead town centre is right on the doorstep, with its largely pedestrianised high street offering a great mix of well-known retailers, independent shops and a traditional street market held on Thursdays and Saturdays. Foodies are especially well catered for with a varied choice of cafés, bars and restaurants, and further afield Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music, a leisure centre and swimming pool, plus a wealth of sports and golf clubs.

For commuters, Leatherhead train station is just a short stroll away, with frequent, direct services making it a superb base for those working in the capital the town is perfectly placed for travel to London by road and rail, with regular trains to both London Waterloo and Victoria. For drivers, Junction 9 of the M25 provides swift access to both Heathrow and Gatwick airports.

Beyond the town itself, Leatherhead sits at the edge of the beautiful Surrey Hills and Mole Valley countryside, offering excellent walking and cycling routes and a lovely riverside setting along the River Mole all within easy reach of this superbly located apartment.

Approximate Gross Internal Area = 65.2 sq m / 702 sq ft



### Ground 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. (ID1326377)

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