



Flat 3, 27, Bridge House Bridge Street, Leatherhead, KT22 8HE

Price Guide £219,950



- GROUND FLOOR APARTMENT
- STYLISH KITCHEN & OPEN PLAN LIVING
- BATHROOM WITH WALK-IN SHOWER
- SECURE PRIVATE PARKING
- LONG LEASE (247 YEARS) + £0.00 GR
- ONE DOUBLE BEDROOM
- LONDON WATERLOO IN 44 MINUTES
- NEAR TO THE SURREY HILLS
- EV CHARGING POINTS
- BUILT IN STORAGE

## Description

**\*PRIME LOCATION!\*** Offering the very best in modern living space, Bridge House is a unique collection of stylish, individually designed studio, one and two bedroom apartments. Superbly located in the heart of Leatherhead town centre and perfectly positioned for day to day amenities and excellent transportation links.

3 Bridge House is an elegant one bedroom ground floor apartment, large windows feature throughout allowing a flooding of natural light in both the open plan kitchen/living/dining and bedroom area. Fitted with integrated BOSCH appliances and under cabinet lighting, the German fitted kitchen with stone worktop is a show stopper. A luxurious grey carpet is fitted in the bedroom as well as a contemporary wood effect flooring in the hall and reception area. A high specification can be found in the bathroom complete with bath, fully tiled walls and floor, a high gloss vanity unit, featuring mirror backlighting and rainfall shower head.

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

## Situation

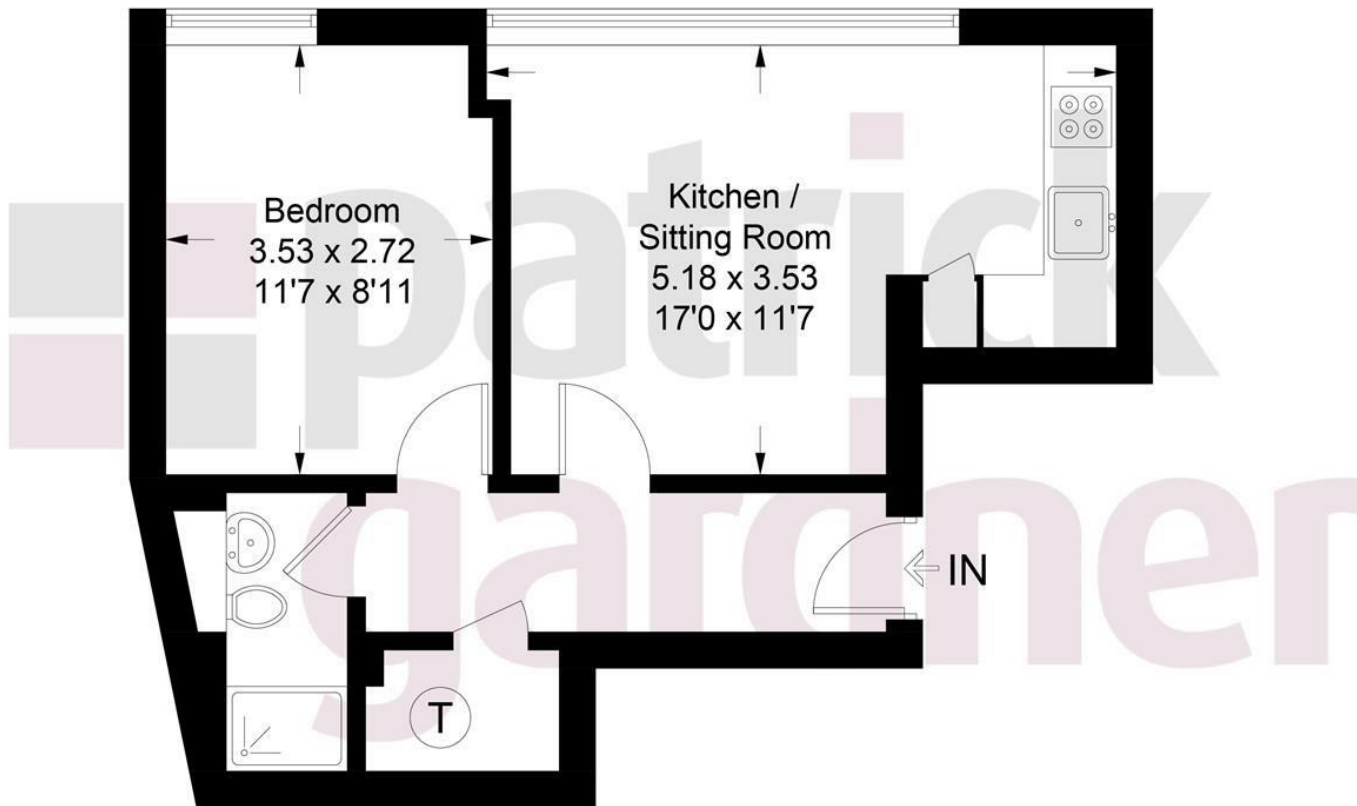
Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music; recreation centre and swimming pool, a wealth of sports clubs and golf clubs plus a varied selection of High Street shopping, including Waitrose and many individual retail outlets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

|                |                                           |
|----------------|-------------------------------------------|
| Tenure         | Leasehold                                 |
| EPC            | C                                         |
| Council Tax    | B                                         |
| Lease          | 250 years from and including 1 April 2023 |
| Ground Rent    | £0.00                                     |
| Service Charge | £1,273 pa                                 |



Approximate Gross Internal Area = 36.9 sq m / 397 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. (ID1005578)

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