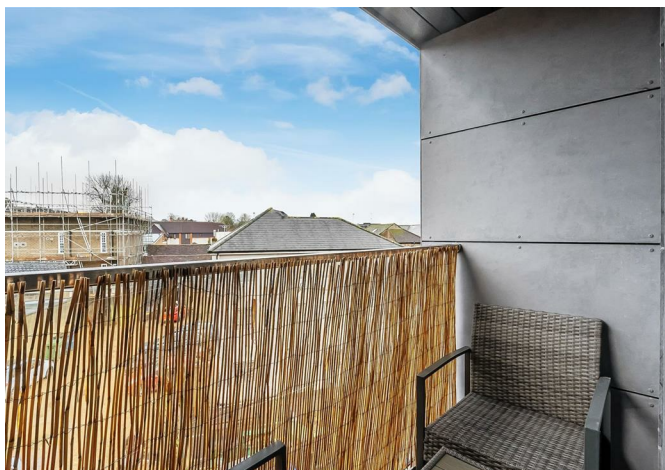




8 Kelsey Apartments 10a Bridge Street, Leatherhead, Surrey, KT22  
8FH

Price Guide £339,950





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



## Description

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 an 8 year unexpired build warranty.

## Situation

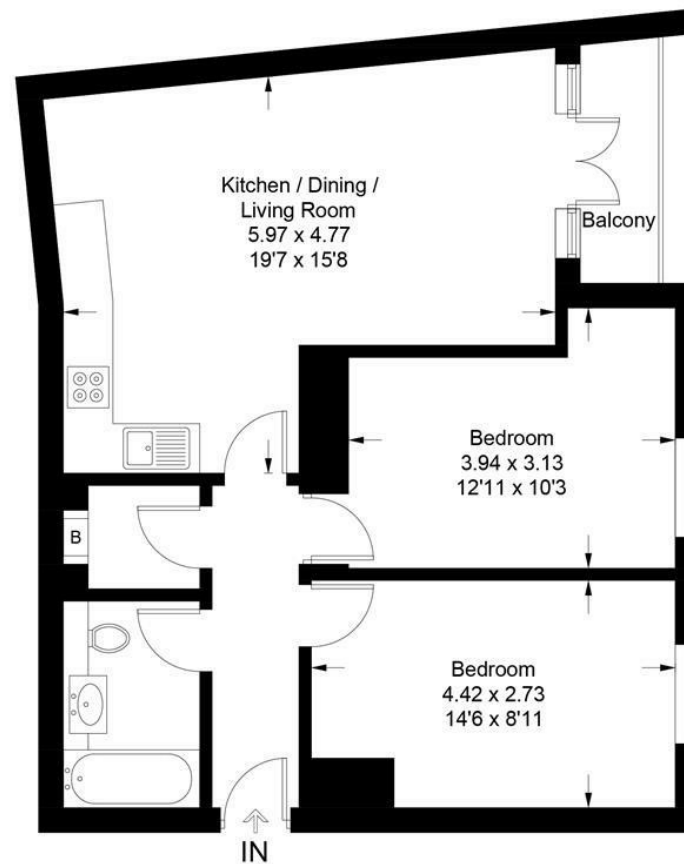
Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music; recreation centre and swimming pool, a wealth of sports clubs and golf clubs plus a varied selection of High Street shopping, including Waitrose and many individual retail outlets 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
EPC	B
Council Tax Band	D
Lease	150 Years from 1st December 2021
Service Charge	£1,164 per annum
Ground Rent	Nil



Approximate Gross Internal Area = 62.3 sq m / 670 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. (ID1165277)

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