



Flat 14, Bridge Place Bridge Street, Leatherhead, KT22 8BF

Price Guide £279,950

**patrick
gardner**
RESIDENTIAL



- STYLISH TOP FLOOR APARTMENT
- TWO BEDROOMS
- TWO BATHROOMS
- ALLOCATED COVERED PARKING
- TRIPLE ASPECT KITCHEN/SITTING ROOM
- 974 YEAR LEASE
- SPACIOUS HALL
- COVERED ALLOCATED PARKING SPACE
- SHORT WALK TO TOWN & STATION
- NO CHAIN

Description

This beautifully presented two bedroom, two bathroom top floor apartment is offered with no onward chain, a long 974 lease and covered allocated parking space.

Stylish throughout, the accommodation includes a hall with coats hanging space, principal bedroom with en suite shower, smaller double bedroom and guest bathroom. There is a superb double aspect open plan kitchen/sitting room featuring large window with Juliet balcony. The kitchen has an integrated fridge freezer, oven & hob and space for dining table.

Outside, there is an allocated covered parking space.

Tenure	Leasehold
EPC	C
Council Tax Band	C
Lease	999 Years from 1st January 2000
Service Charge	£2583.60 pa
Ground Rent	£130.56 pa

Situation

Located in Bridge Street, the property is within a few minutes walk the town centre, Theatre (also used as a cinema) Leisure Centre, Parish Church, Library and Nuffield Health Gym.

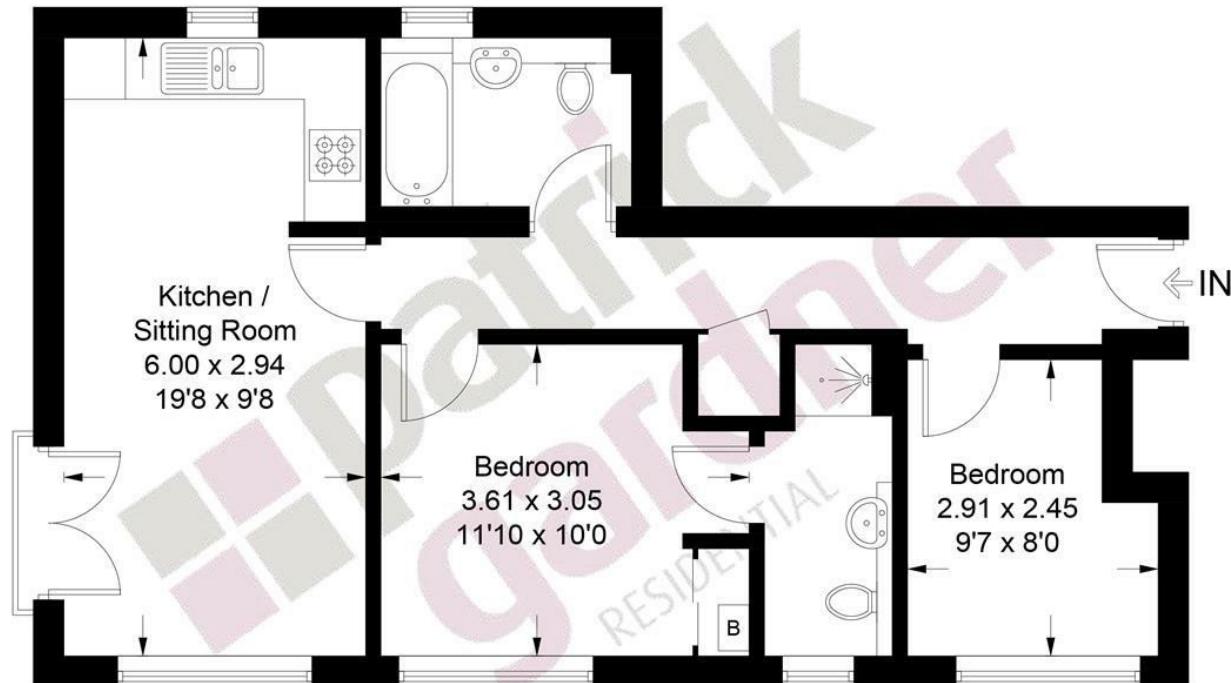
In nearby Church Street is a Waitrose. The town centre itself offers a wide variety of quality independent restaurants and pubs. Within the area there are highly regarded both state and private schools including in Leatherhead St John's School, Therfield, St Andrews and Downsend School whilst at nearby Mickleham is Box Hill School.

Leatherhead is well located for commuter access to London Waterloo and Victoria with regular services of just over 45 minutes. Junction 9 of the M25 at Leatherhead offers access to the national motorway network being almost equidistant between Heathrow and Gatwick International Airports.

The general area abounds in Green Belt countryside, much of which is National Trust owned offering plentiful opportunities for walking and horse riding. There are numerous golf courses and other outdoor activities at Denbies Wine Estate, Bocketts Farm, Polesden Lacy and Norbury Park.



Approximate Gross Internal Area = 54.1 sq m / 582 sq ft



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. (ID1270517)

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