



**Bridge Court**, Bridge Street, Leatherhead, Surrey KT22 8BW

**£315,000 Leasehold**

# Bridge Court, Bridge Street, Leatherhead, Surrey, KT22 8BW



- TOP FLOOR APARTMENT
- LOVELY VIEWS OVER RIVER MOLE & BRIDGE
- GARAGE & PARKING
- EXCELLENT RESIDENTIAL POSITION
- IDEAL FIRST TIME OR INVESTMENT BUY
- TWO DOUBLE BEDROOMS
- WELL MAINTAINED BUILDING
- 17' X 12' SITTING ROOM
- NO CHAIN
- EPC **E** & Council Tax Band **D**

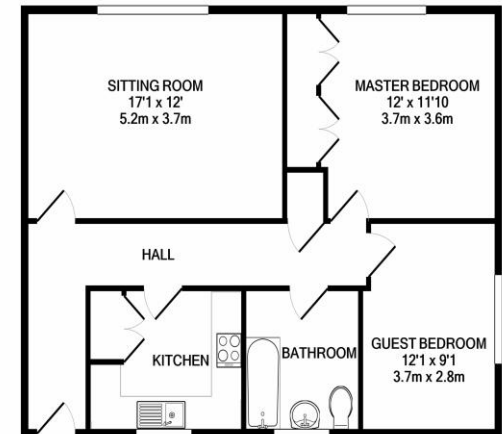
1-3 Church Street, Leatherhead  
Surrey KT22 8DN  
01372 360078  
leatherhead@patrickgardner.com  
www.patrickgardner.com

## The Property

This delightful top floor apartment offers just over 750sq.ft. (plus garage) of light and spacious accommodation whilst enjoying superb views of the River Mole and Leatherhead Bridge. Bridge Court is well maintained, externally there has been a new roof and cavity wall insulation (2018) whilst internally there is a new intercom system enhanced with a light refurbishment of the communal areas. The 17' x 12' living room has a large picture window overlooking the River Mole, bedroom 1 has a range of wardrobes and attractive view of Leatherhead bridge whilst the bedroom 2 also roof top views back toward the town. There is a good sized fitted kitchen with further built in cupboards and bathroom. Outside, there is a private garage with an extra parking space to the front.

**Situation** In a central town centre location, Bridge Street adjoins the High Street where there are a wide range of shopping facilities, Waitrose, theatre, many amenities and the leisure centre is a short walk away. The station is just short walk and junction 9 of the M25 is only a mile away.

**Lease** 99 years from 2008 **Service Charge** £1623.00 per annum



TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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