



2 Kelsey Apartments, 10a Bridge Street, Leatherhead, Surrey KT22 8BZ

£350,000 Leasehold

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- TWO BEDROOM GROUND FLOOR APARTMENT
- CONVENIENT TOWN CENTRE LOCATION
- WITHIN EASY WALKING DISTANCE OF MAINLINE STATION
- WONDRWALL INTELLIGENT LIVING SYSTEM
- STYLISH KITCHEN WITH FULL RANGE OF INTEGRATED BOSCH/AEG APPLIANCES
- CONTEMPORARY BATHROOM SUITES WITH ELEGANT CERAMIC TILING
- WOOD EFFECT FLOORING THROUGHOUT
- SAFETY CONSCIOUS SPRINKLER SYSTEM THROUGHOUT
- PRIVATE ALLOCATED PARKING

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The Property

No. 2 Kelsey Apartments is a newly built stunning, ground floor, two bedroom property offering contemporary, open plan living space. This light and airy space is fitted with a modern, stylish kitchen incorporating a range of integrated Bosch/AEG appliances, a natural stone worktop and copper splashback and trim.

There are two double bedrooms and a bathroom complete with white, modern sanitaryware and matt black Hansgrohe fittings with marble effect tiling throughout.

The apartment benefits from a sophisticated Wondrwall Intelligent Living System and sprinkler system throughout as well as lift access, private allocated parking, and bicycle storage.

10 Year Build-Zone Structural Warranty included.

Leasehold: 150 years

EPC & Council Tax Band : New Build TBC.

Service Charge £1,164 per annum - payable 1st October to 30th September following year.

Ground Rent: £300 - Payable on 1st October annually - reviewed every 25 years.

Situation

Leatherhead town offers a comprehensive range of shopping facilities including the partly covered Swan Shopping Centre, theatre, Waitrose Local in Church Street and Nuffield Health Fitness Gym in The Crescent. The public leisure centre is located on the edge of the town at Fetcham Grove. The main line railway station offers fast and frequent services north to London termini and there are separate branch lines south to Dorking and Guildford. Junction 9 of the M25 is north of Leatherhead and provides access to the national motorway network together with Gatwick and Heathrow International Airports.

There is a wide range of quality private and state schooling in the general area. Private schools include St. John's in Leatherhead, Downsend Prep School, City of London Freeman's School in Ashted, and state schools include St Andrew's RC School and Therfield Secondary School.

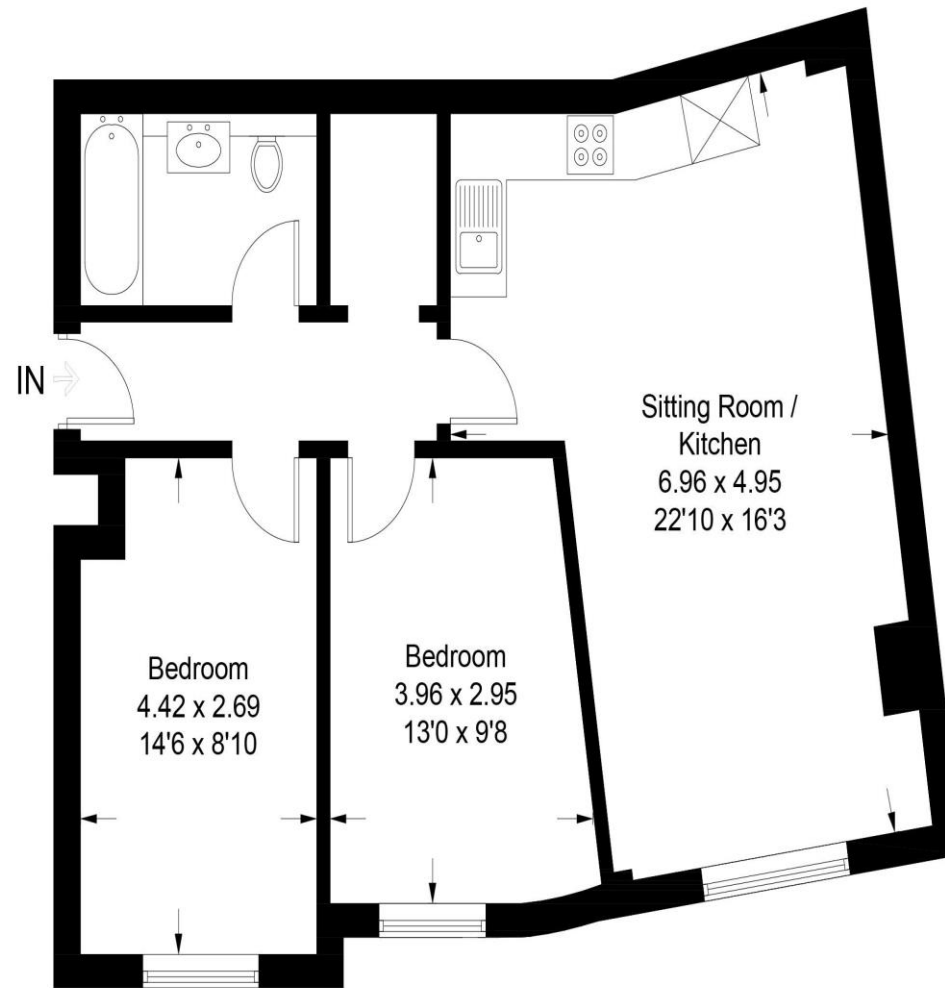
In the near vicinity there are hundreds of acres of Green Belt countryside much of which is National Trust owned. Nearby is Epsom Downs where the famous Derby is held. There are numerous golf clubs close by include The RAC Country Club at Epsom and in Leatherhead Tyrrells Wood Golf Club and the newly opened Beaverbrook Luxury Private Members Club with its world class golf course set in 400 acres.

PGL5617





Approximate Gross Internal Area = 64.0 sq m / 689 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. (ID802402)