



21, Bridge Street, Leatherhead, KT22 8HE

Price Guide £200,000



- GROUND FLOOR STUDIO APARTMENT
- FULLY FITTED KITCHEN
- STYLISH SHOWER ROOM
- SECURE PARKING
- EASY ACCESS TO M25 & A3
- SEPARATE FRONT ENTRANCE
- BOSCH APPLIANCES
- SMART VIDEO ENTRY
- WALKABLE TO TRAIN STATION
- 10 YEAR ICW BUILD WARRANTY

Description

SHOW HOME AVAILABLE TO VIEW! 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.

No. 21 is a stunning studio ground floor apartment with separate front entrance and defined bedroom area. The light and airy studio apartment with a high ceiling includes a spacious kitchen/dining/lining area and large glazed windows. A German fully fitted kitchen is complemented with a stone worktop and under cabinet lighting as well as integrated BOSCH appliances.

A high specification can be found in the shower room complete with shower, fully tiled walls and floor, a high gloss vanity unit, back lit mirror and rainfall shower head. Wood effect flooring throughout adds the finishing touch to the studio apartment creating a harmonious living space.

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



Situation

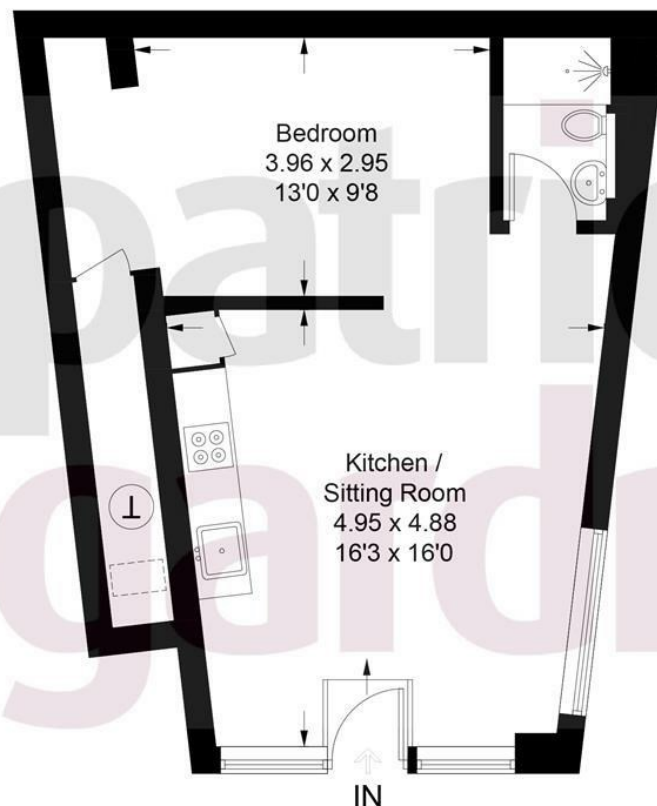
Leatherhead has an excellent choice of local amenities, including Leatherhead Theatre, a popular venue for theatre and music; recreation centre and swimming pool, a wealth of sports clubs and golf clubs plus a varied selection of High Street shopping, including Waitrose and many individual retail outlets 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 Band	TBC
Lease	250 years
Service Charge	£1,340.46
Ground Rent	Peppercorn

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 44.3 sq m / 477 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. (ID1005595)

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