





BRIDGE PLACE, 16 -20 BRIDGE STREET LEATHERHEAD, KT22 8BF

First Floor Apartment

Town Centre Location

Ideal Rental Investment or First Purchase

Entryphone System • Allocated Parking

Gas Central Heating • Separate Kitchen

980 Year Unexpired Lease

Immediate Vacant Possession

The property is A PURPOSE BUILT FIRST FLOOR APARTMENT ideally located in the heart of Leatherhead town centre within walking distance of the station and all local amenities. The accommodation benefits from gas central heating to radiators and comprises entrance hall, lounge, separate kitchen with built in appliances and bedroom with built in wardrobe. In our opinion this is an ideal rental investment or first time purchase. The property is benefits from a long lease, allocated parking space and no ongoing chain.



FIRST FLOOR

Entrance door with spyhole to:

ENTRANCE HALL

with wall mounted entryphone, single radiator panel, coved ceiling, wall mounted fuse box, thermostat, recessed ceiling lights, light wood effect laminate flooring.

LOUNGE 14'3" × 8'6" (4.34m × 2.59m)

with single radiator panel, coved ceiling, t.v. and telephone points, Juliet balcony, coved ceiling, light wood effect laminate flooring.

KITCHEN 9' × 5' (2.74m × 1.52m)

comprising single drainer stainless steel leisure sink unit with mixer tap inset in laminated work surface with cupboard under, matching range of lightwood effect fitted floor and wall units with further laminated work surfaces, integrated appliances include 4-ring gas hob, stainless steel chimney hood over, stainless steel fan assisted electric oven/grill, integrated automatic washing machine with matching fascia, integrated fridge/freezer housed in tall matching unit with matching fascia, single radiator panel, part tiled walls, recessed ceiling lights, ceramic tiled floor.

BEDROOM 10'8" × 8' (3.25m × 2.44m)

double aspect, coved ceiling, T.V & telephone point, recessed ceiling lights, light wood effect laminate flooring, built in double wardrobe with sliding mirror doors.

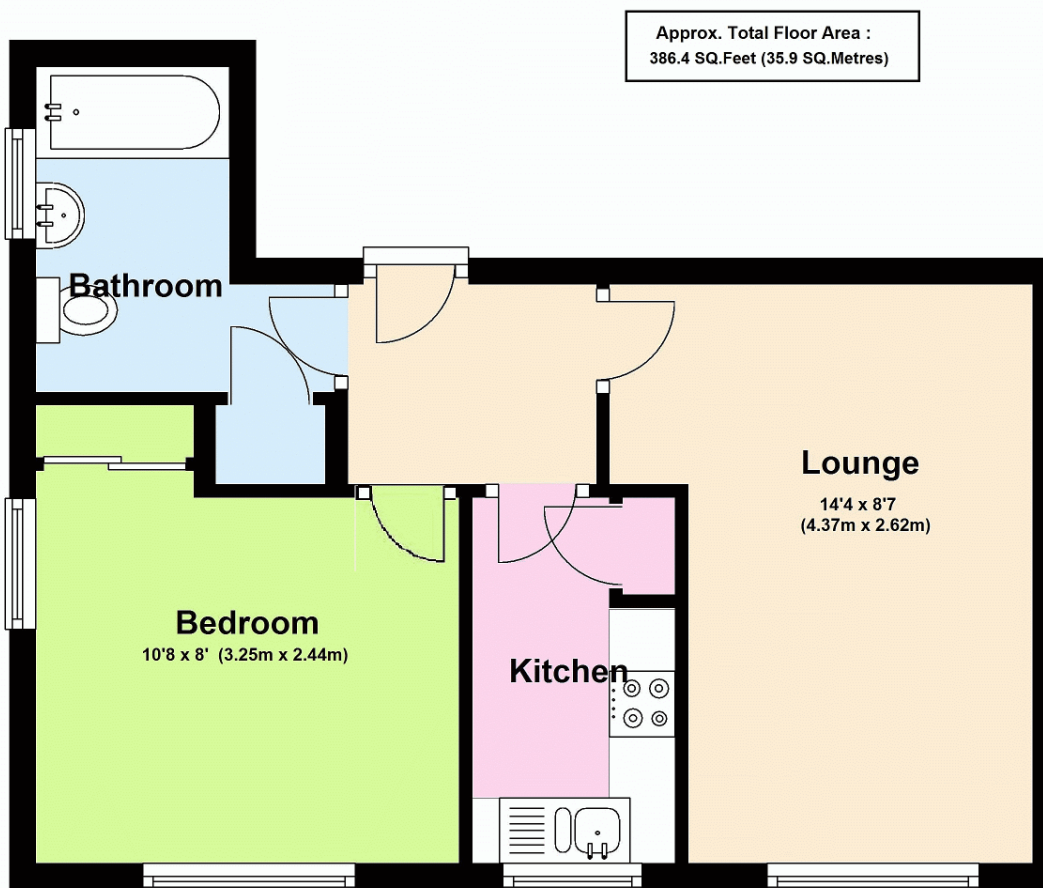
BATHROOM

white three piece suite comprising panel enclosed bath with mixer tap & shower attachment, shower rail & curtain, fully tiled walls, pedestal wash basin with mixer tap, fitted mirror, low level w.c., single radiator panel, shaver point, extractor fan, recessed ceiling lights, medicine cabinet, ceramic tiled floor, built in storage cupboard housing Vaillant combination gas fired boiler for central heating and domestic hot water.

OUTSIDE

ALLOCATED PARKING SPACE

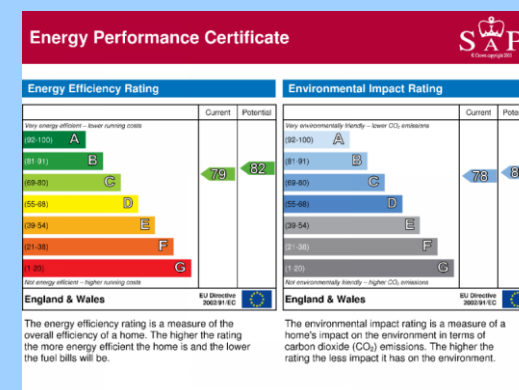




- Note 1 - Please note domestic and electrical appliances have not been tested
- Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
- Note 3 - Mole Valley District Council, tax band B
- Note 4 - Maintenance £1138.46 pa - payable half yearly
- Note 5 - Ground Rent £65 pa - payable half yearly
- Note 6 - Lease 999 years from 1st January 2000

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

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