





BRIDGE PLACE, BRIDGE STREET

LEATHERHEAD, KT22 8BF

Second Floor Apartment

Town Centre Location

Ideal Rental Investment Or First Purchase

**Two Bedrooms • En Suite Shower Room
Main Bathroom**

Lounge Opening To Kitchen

Entrance Hall • Entryphone System

Allocated Parking • Gas Central Heating

980 Year Unexpired Lease

Immediate Vacant Possession

The property is a well presented PURPOSE BUILT SECOND 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 two bedrooms, en suite shower room, main bathroom, entrance hall and bright double aspect lounge opening to a fitted kitchen with built in appliances. In our opinion this is an ideal rental investment or first time purchase. The property benefits further from a long lease, allocated parking space and no ongoing chain.

SECOND FLOOR

Entrance door with spyhole to:

ENTRANCE HALL

wall mounted entryphone, radiator, coved ceiling, fitted wall lights, heating thermostat, recessed ceiling lights, light wood effect laminate flooring, built in coats cupboard, consumer unit, door to:

DOUBLE ASPECT LOUNGE 13'5" × 9'7" (4.09m × 2.92m)

radiator, coved ceiling, t.v. and telephone points, double glazed window and double glazed Juliet windows to side aspect, light wood effect laminate flooring, fitted wall lights, wide opening to:

FITTED KITCHEN 9'6" × 6'2" (2.90m × 1.88m)

comprising single drainer stainless steel 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 De Dietrich gas hob, stainless steel chimney extractor hood over, De Dietrich stainless steel electric oven/grill, integrated fridge/freezer housed in tall matching unit with matching fascia, fitted washing machine, radiator, part tiled walls, recessed ceiling lights, under unit lighting, vinyl flooring, double glazed window.

MASTER BEDROOM 11'10" × 9'11" (3.61m × 3.02m)

max, rear aspect, radiator, coved ceiling, recessed ceiling lights, light wood effect laminate flooring, fitted wall lights, built in wardrobe with sliding mirror doors, wall mounted Vaillant combination gas fired boiler for central heating and domestic hot water, double glazed window, carbon monoxide alarm, door to:

EN SUITE SHOWER ROOM

white suite comprising fully tiled shower cubicle with Aqualisa shower unit, glazed sliding door, low level w.c. with concealed cistern, tiled display shelf, inset wash hand basin with mixer tap, cupboard under, fitted mirror, shaver point, recessed ceiling lights, extractor fan, radiator, half tiled walls, obscure double glazed window, ceramic tiled floor.

BEDROOM 2 9'6" × 8' (2.90m × 2.44m)

max, rear aspect, radiator, double glazed window, coved ceiling, fitted wall lights, light wood effect laminate flooring, fitted corner wardrobe.

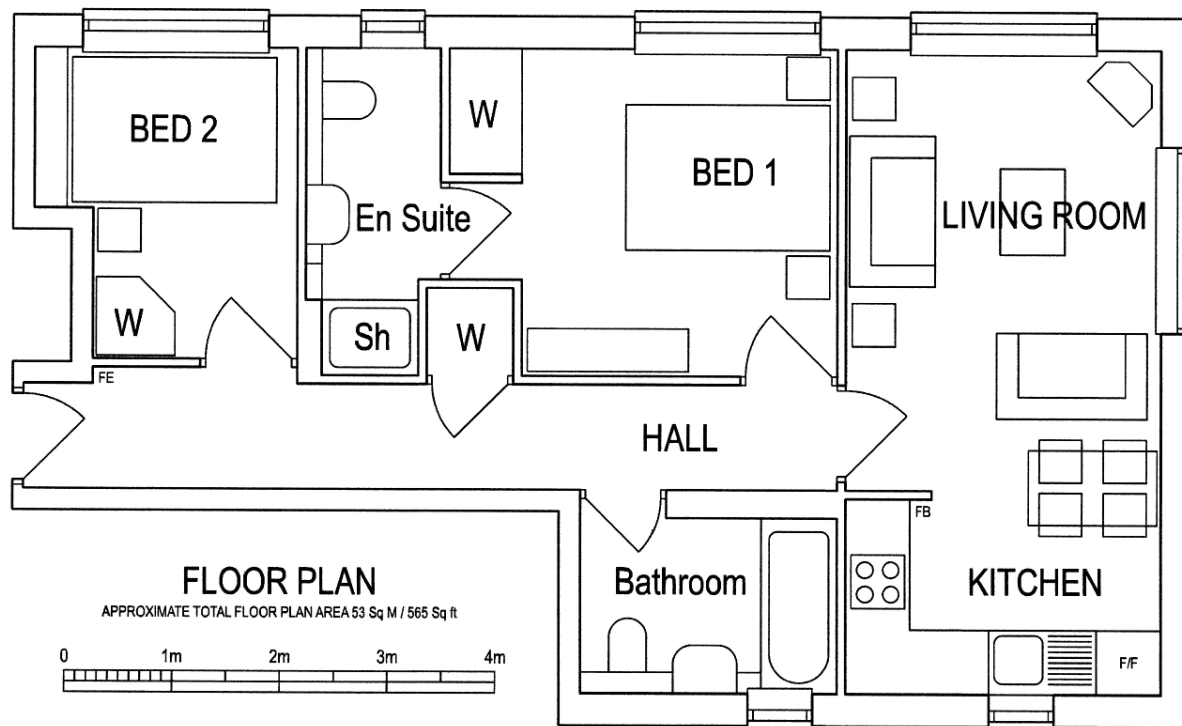
BATHROOM

three piece suite comprising panel enclosed bath with mixer tap & shower attachment, shower rail & curtain, low level w.c. with concealed cistern, tiled display shelf, pedestal wash basin with mixer tap, cupboard under, fitted mirror, radiator, shaver point, extractor fan, recessed ceiling lights, ceramic tiled floor, half tiled walls, obscure double glazed window.

OUTSIDE

ALLOCATED PARKING SPACE



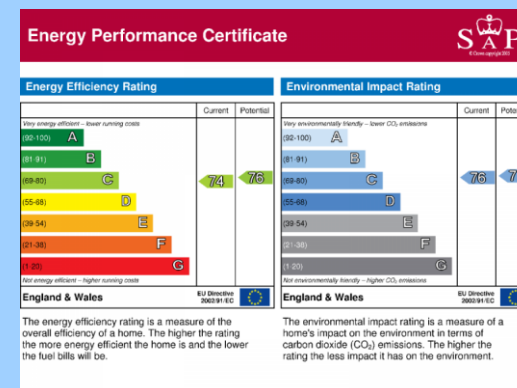


Note 1 - Please note domestic and electrical appliances have not been tested
 Note 2 - Mains gas, electricity, water and drainage are all connected to the property.
 Note 3 - Mole Valley District Council, tax band C.
 Note 4 - Price includes light wood effect flooring, curtains, light fittings as seen and all appliances.

Maintenance £1366 pa - payable half yearly
 Ground Rent £96 pa - payable half yearly
 Lease 999 years from 1st January 2000

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

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