

TO LET



Luxury Split Level Apartment

Close To Station

Close To Local Amenities

Kitchen with modern units and appliances

Master Bedroom • Fitted Wardrobes

En Suite Bathroom • Second Bedroom

Shower Room • Gas Central Heating

Fully Double Glazed • Allocated Parking

The property is A TWO BEDROOM SPLIT LEVEL FURNISHED APARTMENT located in the heart of Leatherhead town centre. The accommodation includes an attractive open plan living/kitchen area to the ground floor and two double bedrooms with en-suite bathroom and a shower room to the first floor. This modern and convenient apartment offers an ideal home for professionals or a business let. AVAILABLE OCTOBER 15TH 2020.

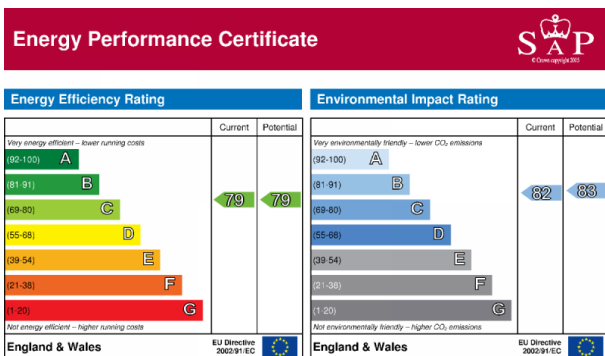


**HUGGINS
EDWARDS
& SHARP**

BRIDGE PLACE, BRIDGE STREET, LEATHERHEAD, KT22

8BF

£1,275 PCM



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

GROUND FLOOR

COMMUNAL ENTRANCE HALL.

Bridge Place has secure entry doors from both Bridge Street and the car park at the rear with carpeted hallway.

ENTRANCE HALL

Wood panelled front door, light wood effect flooring, wall mounted central heating thermostat, entry phone system, smoke alarm, understairs full height storage cupboard housing fuse box.

OPEN PLAN LOUNGE/KITCHEN 21'11" x 11'1" (6.68m x 3.38m)

Overall measurements. The reception area comprises continuation light wood effect flooring. Window to the front overlooking Bridge Street with venetian blind. Double radiator, power points, TV point, telephone point, four wall lights. Stylishly presented with sofa, rug, side tables and lamps, low storage unit.

KITCHEN AREA, separated from the lounge by a modern breakfast bar unit with lighting over, fitted with white units, mirrored splashbacks and halogen ceiling lighting. Worktop with inset stainless steel sink, tall mixer tap, inset four ring induction hob, built under Hotpoint electric oven, Indesit washer/dryer, Integrated fridge/freezer.

WHITE GOODS

KITCHEN UNITS

LOUNGE

WALL DECO

ORNAMENTS

FIRST FLOOR

STAIRS AND LANDING.

From the Entrance Hall carpeted stairs lead to the first floor.

The landing has continuation carpeting and doors to two bedrooms and the shower room. Radiator. Full height airing cupboard housing Worcester boiler for hot water and central heating with radiators. Shelf under for storage.

LANDING

Master Bedroom 10'2" x 7'10" (3.10m x 2.39m)

With mirror fronted built in wardrobe. Window to front with venetian blind. Continuation carpeting. Power points, TV and telephone point, Double bed and headboard, side tables and lamps. Sliding obscure glazed door to bathroom.

EN-SUITE BATHROOM.

Refitted with a white suite of panel enclosed bath, thermostatically controlled mixer tap and shower unit. Shower panel. Large mirror and display shelf with vanity unit housing wash hand basin and mixer tap under. W.C. with concealed cistern, fully wall tiled and toning floor tiling. Chrome ladder radiator and extractor fan.

BEDROOM 2 ALT

SECOND BEDROOM 10'6" x 7'1" (3.20m x 2.16m)

Continuation carpeting. Window to the front with venetian blind, wall lights. Furnished with double bed with headboard.

Further information on Deposit and Administration Fees available at
www.hugginsedwards.co.uk/rental_information

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

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