





BRIDGE PLACE

LEATHERHEAD, KT22 8BF

**Purpose Built Ground & First Floor
Split Level Duplex Apartment
Town Centre Location • Close To Station
Two Bedrooms • En-suite Bathroom
Shower Room • Allocated Parking**

**Immediate Vacant Possession
973 Year Unexpired Lease
Superb Open Plan Kitchen/Living Room
Integrated Kitchen Appliances
Double Glazed Windows
Gas Central Heating
Viewing Highly Recommended**



The property is an individual PURPOSE BUILT DUPLEX GROUND & 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 two bedrooms, en suite bathroom, main shower room and superb modern kitchen open plan to the living room with fitted appliances. The property benefits further from a long lease, allocated parking space, security intercom and no ongoing chain.

GROUND FLOOR

SUPERB OPEN PLAN KITCHEN/LIVING ROOM

21'10" × 11'6" (6.65m × 3.50m)

Fitted with an excellent range of white contemporary fronted tall wall and floor units having a handleless design and complemented with contrasting work surfaces, inset Franke single drainer stainless steel sink unit, mixer tap, built in Hotpoint stainless steel electric oven and grill, inset 4 ring Hotpoint induction hob, extractor fan, concealed spotlights, mirror walls, eye level stainless steel microwave, Zanussi washing machine, integrated Zanussi fridge/freezer, range of tall fitted shelves, radiator, light grey wood effect floor, breakfast bar opening to:

living area - wall light points, wide double glazed window, radiator, mains connected smoke alarm. Deep downstairs cupboard, consumer unit, wall mounted thermostat control unit, entry phone system.

TURNING STAIRS LEADING TO

FIRST FLOOR

FIRST FLOOR LANDING

Built in storage cupboard housing Worcester combination gas fired boiler for central heating and domestic hot water, radiator, wall light points, door to:

SHOWER ROOM

modern white suite comprising corner shower cubicle, sliding glazed screen, thermostatic shower unit, extractor fan, recessed ceiling lights, low level w.c. with concealed cistern, recessed tiled display shelf, vanity unit, wash hand basin, mixer tap, cupboard under, fully tiled walls, chrome towel rail, ceramic tiled floor, recessed ceiling lights.

PRINCIPAL BEDROOM 10'2" × 9'8" (3.10m × 2.95m)

max, double wardrobe with sliding mirror doors, double glazed window, vertical radiator, wall light points, obscure glazed sliding door to:

EN-SUITE BATHROOM

modern white suite comprising panel bath with mixer tap and shower attachment, glazed shower screen, vanity unit, wash hand basin, mixer tap, cupboard under, low level w.c. with concealed cistern, tiled display shelf, fitted mirror, chrome towel rail, extractor fan, fully tiled walls.

BEDROOM 2 10'5" × 7'5" (3.17m × 2.26m)

radiator, double glazed window, wall light points.

OUTSIDE

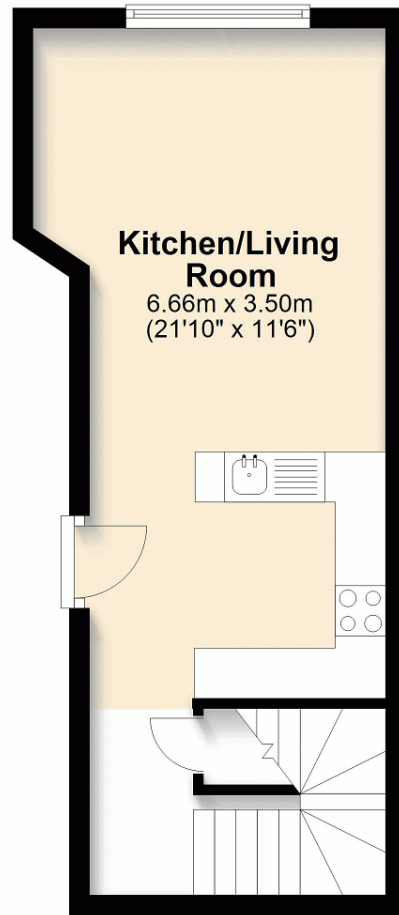
ALLOCATED PARKING SPACE

Situated to the rear of the building.



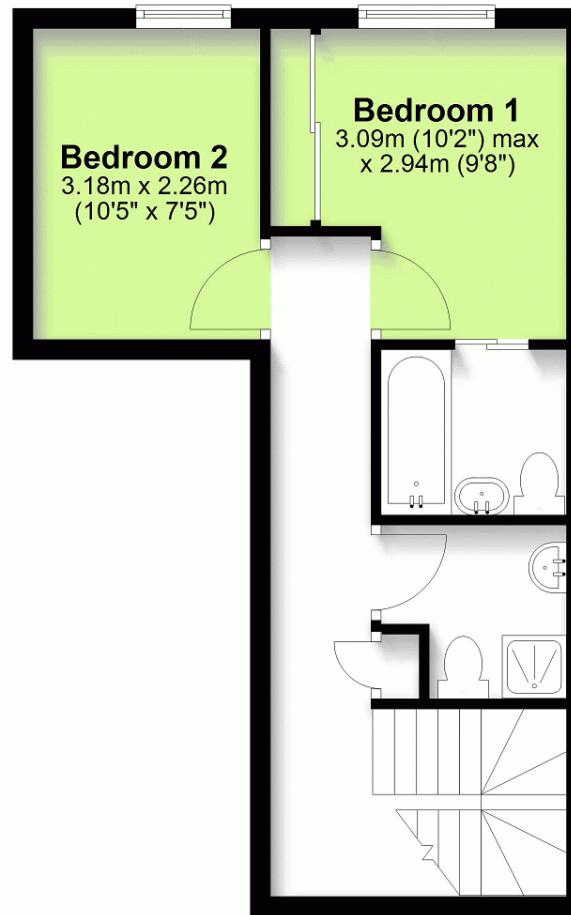
Ground Floor

Approx. 26.6 sq. metres (285.8 sq. feet)



First Floor

Approx. 32.9 sq. metres (353.8 sq. feet)



Total area: approx. 59.4 sq. metres (639.6 sq. feet)

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 - Lease 999 years from 2000.

Note 5 - Ground Rent every 6 months, £130.56 payable to 01-01-26.

Note 6 - Maintenance every 6 months, £875.64 payable to 14-01-26.

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

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Energy Performance Certificate		Energy Rating	
Score	Energy Rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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