





## **HARRINGTON HOUSE, BRIDGE STREET LEATHERHEAD, KT22 8BZ**

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**A Purpose Built First Floor Apartment  
Conveniently Located In The Town Centre  
Immediate Vacant Possession  
240 Year Lease Unexpired**

**Excellent Decorative Order  
Entrance Hall • Lounge/Dining room  
Modern Fitted Kitchen  
Integrated Appliances • Double Bedroom  
Luxury Bathroom • Telephone Entry System  
Allocated Parking**

The property is a modern PURPOSE BUILT FIRST FLOOR APARTMENT constructed around 2016 and ideally located in the heart of Leatherhead town centre and within walking distance of the station and all local amenities. Internally the accommodation is presented in excellent decorative order and comprises a good size lounge/dining room featuring engineered oak flooring opening into a modern fitted kitchen with integrated appliances. There is a double bedroom, luxury fully tiled bathroom and entrance hall with engineered oak flooring. The property benefits further from a long lease, allocated parking space, security intercom and no ongoing chain.



#### COMMUNAL ENTRANCE

secure entry system leading to lobby with stairs to first floor landing.

### FIRST FLOOR

#### ENTRANCE HALL

telephone intercom system, radiator, engineered oak flooring, radiator, consumer unit, smoke detector, door to:

#### LOUNGE/DINING ROOM 19'6" × 8'6" (5.94m × 2.59m)

double glazed french doors opening onto Juliet balcony, engineered oak flooring, recessed ceiling lights, tv point, smoke detector, opening to;

#### MODERN FITTED KITCHEN 8'3" × 7' (2.51m × 2.13m)

fitted with a range of modern wall and floor units with contrasting granite work surfaces and upstands, underslung sink unit, built in electric oven and ceramic hob with concealed extractor above, integrated fridge/freezer and washer/dryer, engineered oak flooring, radiator.

#### BEDROOM 1 15'10" × 9'10" (4.83m × 3m)

max, radiator, built in airing cupboard housing electric central heating boiler.

#### FULLY TILED BATHROOM

modern white suite comprising tiled enclosed bath with thermostatic shower unit and glazed screen, vanity unit with inset wash hand basin, low level w.c., shaver point, fitted mirror, tiled floor, heated chrome towel rail.

### OUTSIDE

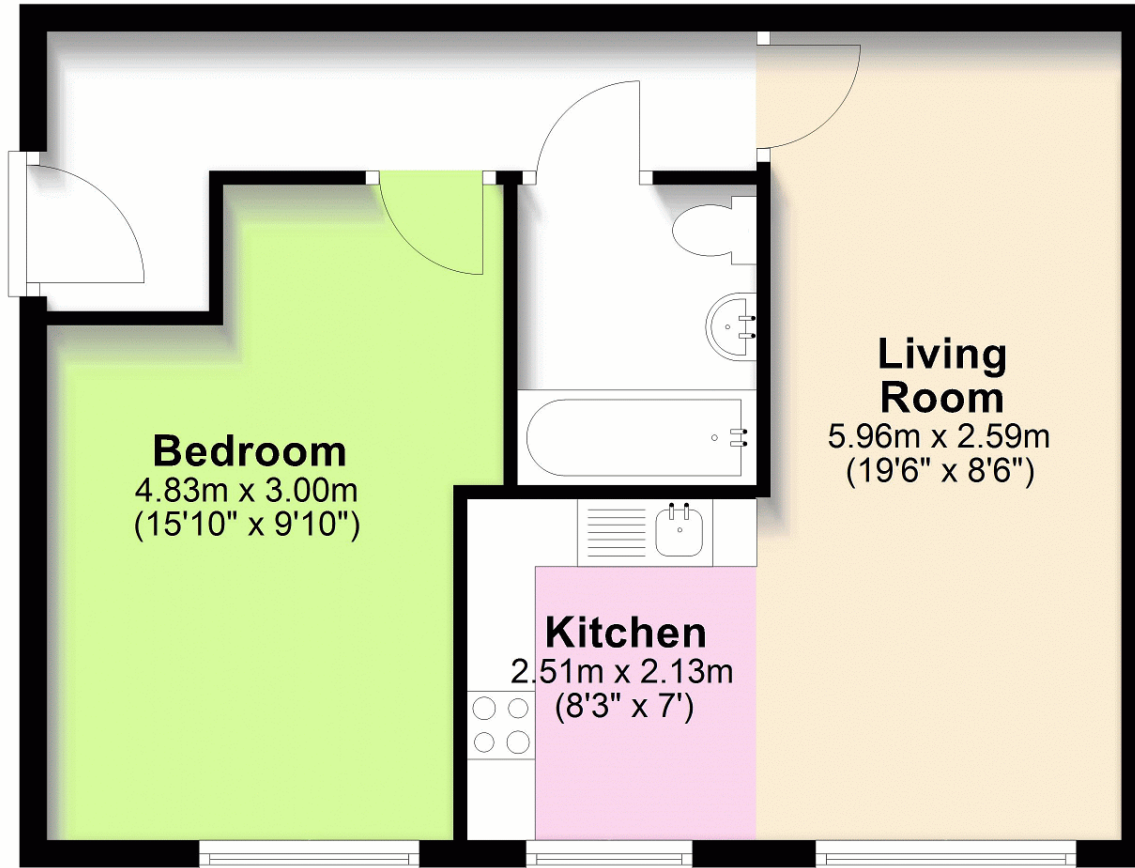
#### PARKING SPACE

Allocated parkin space, number H4



# First Floor Flat

Approx. 47.2 sq. metres (507.6 sq. feet)



Total area: approx. 47.2 sq. metres (507.6 sq. feet)

- Note 1 - Please note domestic and electrical appliances have not been tested.
- Note 2 - Mains electricity, water and drainage are all connected to the property.
- Note 3 - Mole Valley Council - Band C
- Note 4 - Lease 250 years from 2016.
- Note 5 - Ground Rent £200.00 pa.
- Note 6 - Maintenance to be confirmed.

**VIEWING STRICTLY BY APPOINTMENT ONLY  
THROUGH THE VENDORS AGENTS HUGGINS  
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39-54	E		
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1-20	G		



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