



18 Bridge House, Chertsey, KT16 8JB
Offers In The Region Of £330,000 Leasehold



SITUATION AND DESCRIPTION

Set in a tranquil riverside location by Chertsey Bridge, Bridge Wharf is a modern development around 20 years old, of three storey apartment blocks. 18 Bridge House is located on the second floor, with lift access, an attractive interior and stunning far reaching views over the Thames. Just a mile from Chertsey station and shops, the M25/M3 and Shepperton Studios.

MAIN ENTRANCE

Communal video controlled entry with stairs and lift access.

APARTMENT ENTRANCE

On the second floor into hallway with doors to all rooms and two storage cupboards - one with hot and cold water tanks and linen shelving.

KITCHEN/LIVING ROOM

19'5" x 18'6" (5.94m x 5.64m)

Modern kitchen consisting of a range of wall and base units with worktop over, integrated appliances including

fridge/freezer, dishwasher and washer/dryer. Inset one and a half stainless steel sink with drainer. Island housing oven, grill and five ring gas hob with extractor. Open to: Living area with Juliet balcony plus balcony with far reaching views over the river and Dumsey Meadow.

MASTER BEDROOM

13'3" x 11'10" (4.06m x 3.62m)
Built-in wardrobes and storage cupboard. Door to:

EN SUITE SHOWER ROOM

Spacious shower enclosure, low level W.C. with concealed cistern and vanity unit with surface mounted wash hand basin and storage below.

BEDROOM TWO

11'9" x 9'0" (3.59m x 2.76m)
Fitted wardrobes with hanging and shelf storage.

FAMILY BATHROOM

Panel enclosed bath with central wall mounted tap and hand held shower attachment, low level W.C. with

concealed cistern and vanity unit with surface mounted wash hand basin and storage below.

ALLOCATED PARKING SPACE

EXTERNAL

Direct access to river path from car parking area.

LEASE

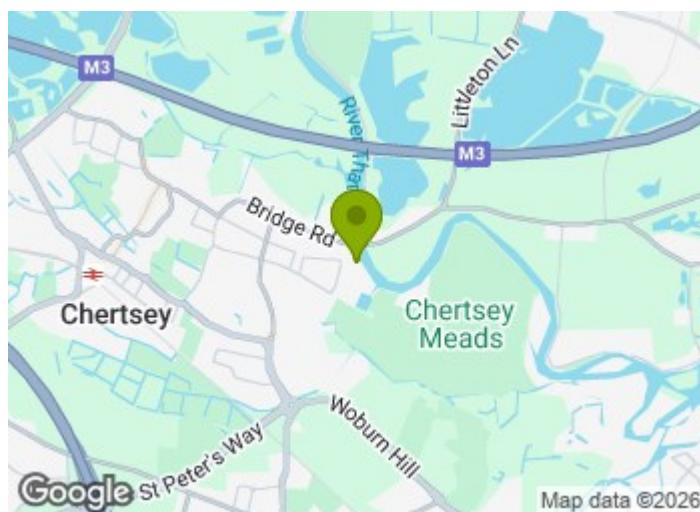
150 Years from 2003

SERVICE CHARGES

£2360pa

GROUND RENT

£322pa

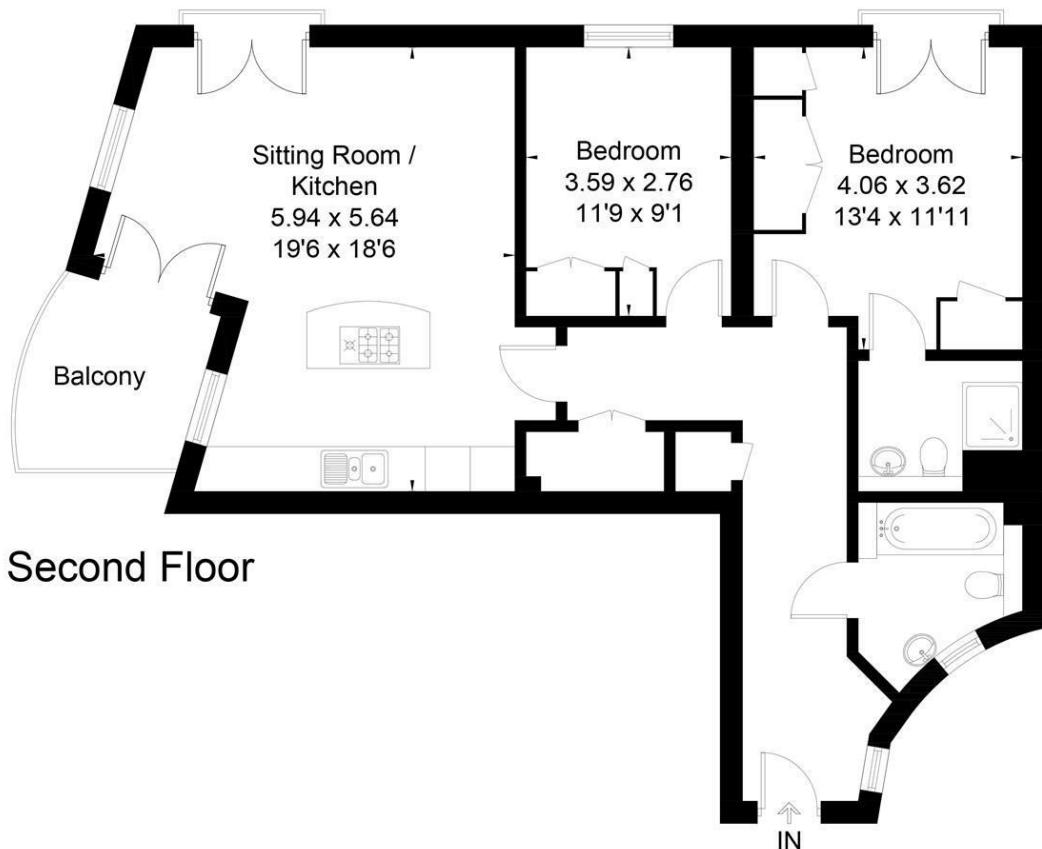


		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Approximate Floor Area = 80.0 sq m / 861 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. [@fourwalls-group.com](http://fourwalls-group.com) #94634