



## 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**

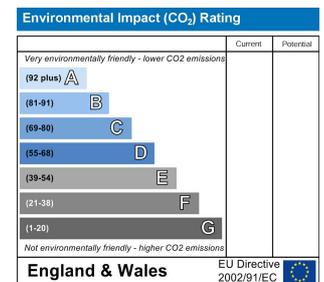
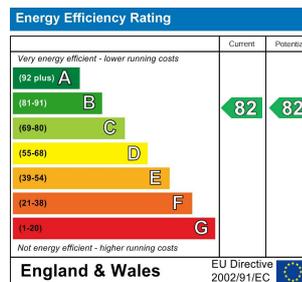
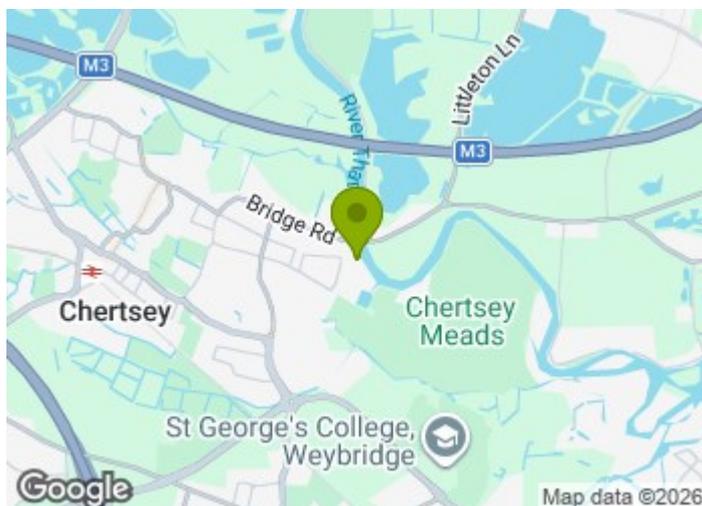
150 Years from 2003

**SERVICE CHARGES**

£2360pa

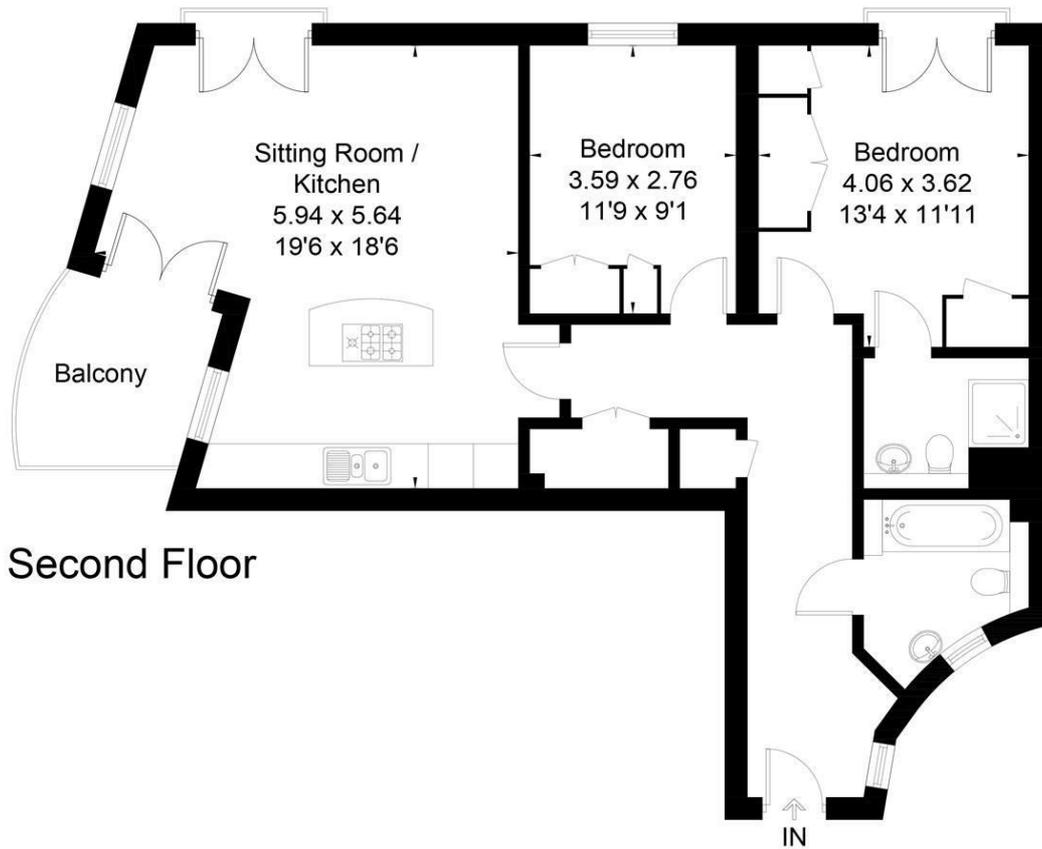
**GROUND RENT**

£322pa





Approximate Floor Area = 80.0 sq m / 861 sq ft



(Not Shown In Actual Location / Orientation)



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 #94634