



**KELSEY**  
APARTMENTS  
LEATHERHEAD • SURREY



## FINE URBAN LIVING

These nine open-plan apartments, many with their own private balcony offer the best in Surrey town centre living. Just moment away from both High Street shopping and a tree-lined riverbank setting, the luxurious 1,2 & 3 bedroom apartments make the most of their prime location off Bridge Street. Each apartment enjoys off-street parking and boasts a contemporary, sleek finish, enhanced by state-of-the-art fixtures and fittings, which include the Wondrwall Home Automation system for intelligent living.



# KELSEY

APARTMENTS  
LEATHERHEAD • SURREY

**KVH**  
KALLARVIEW  
HOMES

**patrick  
gardner**  
LAND AND NEW HOMES



Just a 5% Deposit.  
Selected plots only.



Kelsey Apartments enjoys a prime location in the hub of Leatherhead in Surrey. Close to the pedestrianised shopping area, the apartments are ideally positioned for all your needs, which includes excellent transport links - Waterloo is just over 45 minutes by train, whilst two M25 junctions are close by. The development delivers everything you'd expect with innovatively designed urban chic and despite it's central town location, it offers private off-street parking in addition to a cycle storage area.



## YOUR SURREY MARKET TOWN

two



## ON THE BANKS OF THE RIVER MOLE



Leatherhead offers a great lifestyle choice and has a good range of independent and high street stores as well as a twice weekly market. In addition, you can reach the supermarkets of both Sainsbury's and Waitrose on foot within the central pedestrian area, which includes the Swan Shopping Centre. Mixed with a wide choice of cafés and restaurants, the town offers a fantastic selection of options for eating out. Leatherhead Theatre and an array of local bars and pubs offer a variety of daytime and evening entertainment choices. For more extensive shopping, the nearby towns of Guildford and Kingston upon Thames are within easy reach. With cycle routes and running trails in abundance, there are plenty of activities to keep you fit and healthy, as well as a wealth of sports clubs. Leatherhead town is a gateway to the magnificent Surrey Hills and with the River Mole on its doorstep, it boasts plenty of green open space - the surrounding countryside includes the natural beauty of Norbury Park and Box Hill.

three



The main living space of apartment seven.



## CENTRAL ESSENTIALS



### SOCIALISING & DINING

- |   |                        |         |
|---|------------------------|---------|
| 1 | Five Rivers Restaurant | 1 min   |
| 2 | The Penny Black        | 1 min   |
| 3 | Prezzo                 | 2 mins  |
| 4 | Trend1                 | 3 mins  |
| 5 | Piazza Firenze         | 3 mins  |
| 6 | The Rind               | 4 mins  |
| 7 | Costa Coffee           | 4 mins  |
| 8 | Beaverbrook Estate     | 11 mins |



### SHOPPING & RETAIL

- |    |                          |         |
|----|--------------------------|---------|
| 9  | Waitrose Supermarket     | 2 mins  |
| 10 | Swan Shopping Centre     | 2 mins  |
| 11 | Lidl Supermarket         | 3 mins  |
| 12 | Boots                    | 3 mins  |
| 13 | Holland & Barrett        | 3 mins  |
| 14 | WHSmith                  | 3 mins  |
| 15 | Next                     | 3 mins  |
| 16 | Olivia's Closet Boutique | 3 mins  |
| 17 | Sainsburys Supermarket   | 4 mins  |
| 18 | Guildford Town Centre    | 31 mins |



### LEISURE & INTEREST

- |    |                                     |         |
|----|-------------------------------------|---------|
| 19 | The Leatherhead Theatre             | 2 mins  |
| 20 | River Mole (Leatherhead Bridge)     | 2 mins  |
| 21 | Nuffield Health Fitness & Wellbeing | 4 mins  |
| 22 | Leatherhead Station                 | 8 mins  |
| 23 | River Mole Nature Reserve           | 9 mins  |
| 24 | Leatherhead Leisure Centre          | 10 mins |
| 25 | Norbury Park                        | 4 mins  |
| 26 | National Trust Polesdon Lacey       | 11 mins |
| 27 | Denbies Wine Estate                 | 13 mins |
| 28 | Boxhill                             | 17 mins |



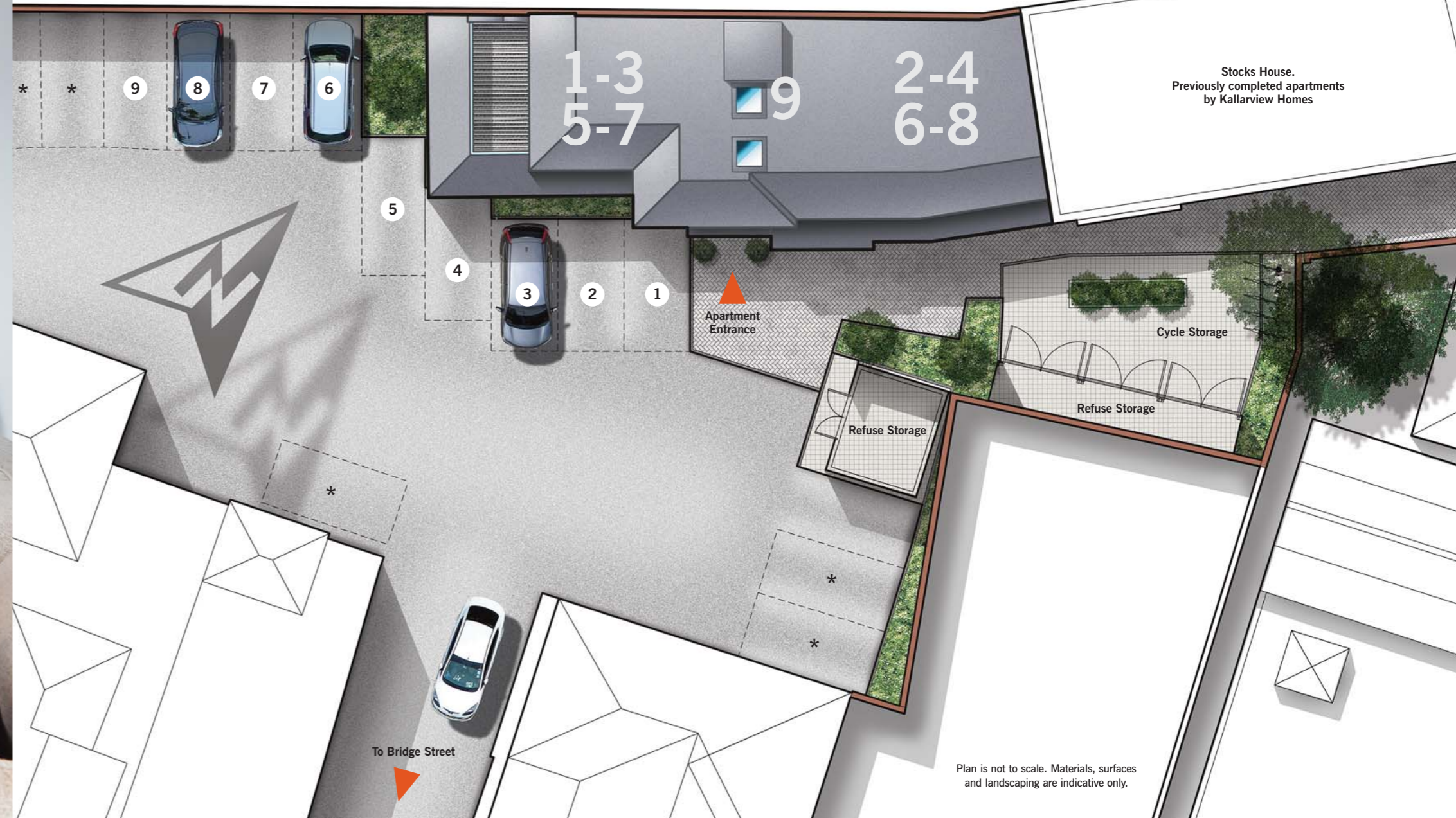


The main living space of apartment eight.



## OVER AND ABOVE

\*Allocated parking for existing property

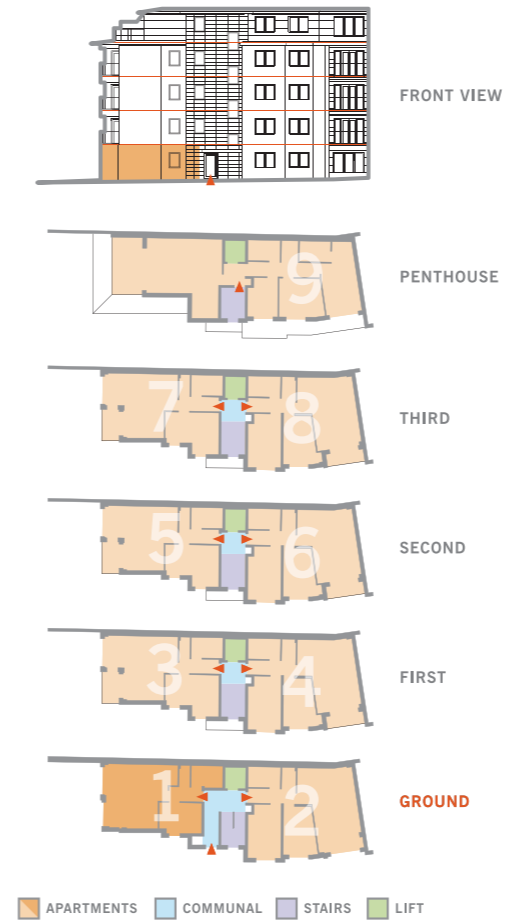




Externally the apartments appearance compliments the clean lines and contemporary design of the interiors. This is created by a harmonious mix of treatments, surfaces and textures. Where accents of cladding are used, the materials and their application follow stringent guidelines set out by the latest planning requirements.

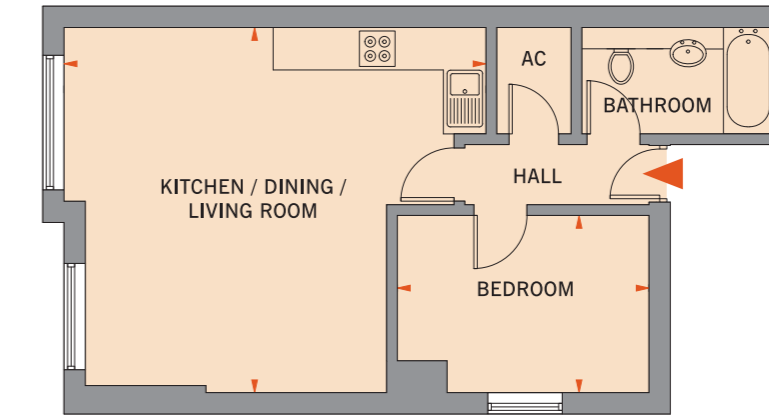
## PLANS AND TECHNICAL DETAILS

eight



## APARTMENT ONE

A one bedroom ground floor apartment with open-plan living space and allocated parking - approx. gross internal area: 44.4 sq m / 478 sq ft

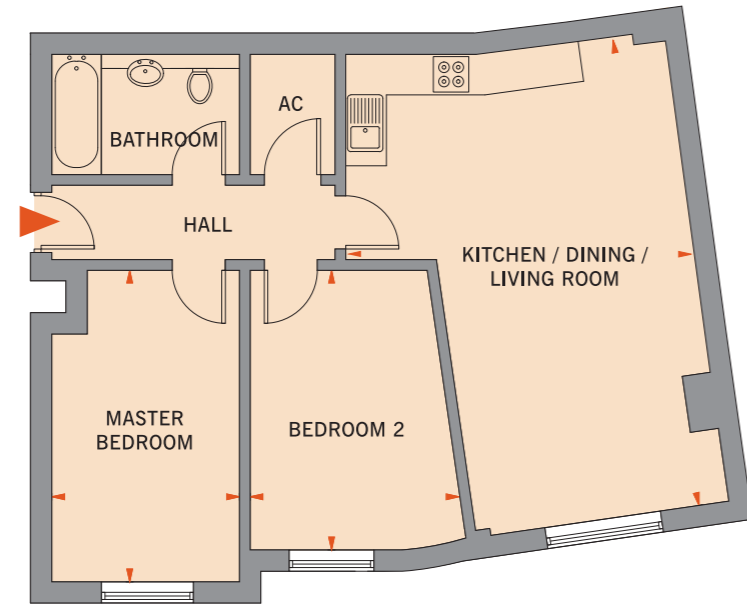


Kitchen / Dining / Living Room	5.94m x 5.16m	19'6" x 16'11"
Bedroom	3.53m x 2.49m	11'7" x 8'2"

nine

## APARTMENT TWO

A two bedroom ground floor apartment with open-plan living space and allocated parking - approx. gross internal area: 64.0 sq m / 689 sq ft



APARTMENTS COMMUNAL STAIRS LIFT

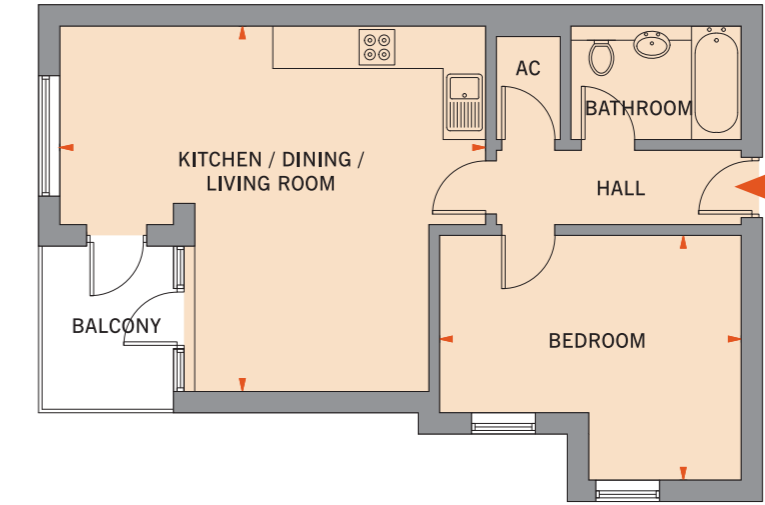
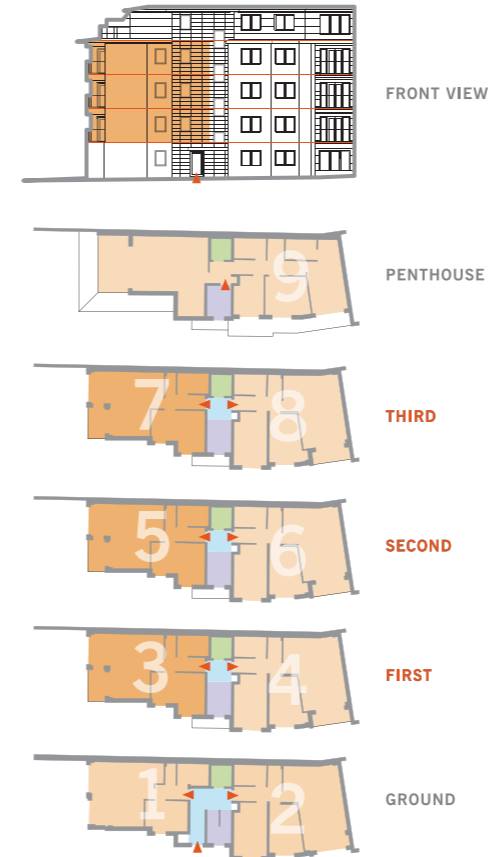


Kitchen / Dining / Living Room	6.96m x 4.95m	22'10" x 16'3"
Master Bedroom	4.42m x 2.69m	14'6" x 8'10"
Bedroom 2	3.96m x 2.95m	13'0" x 9'8"

ten

## APARTMENTS THREE, FIVE & SEVEN

One bedroom first, second and third floor apartments with open-plan living space, balcony, lift access and allocated parking - approx. gross internal area: 48.8 sq m / 525 sq ft



APARTMENTS COMMUNAL STAIRS LIFT



Kitchen / Dining / Living Room	5.99m x 5.15m	19'8" x 16'11"
Bedroom	4.23m x 3.45m	13'11" x 11'4"

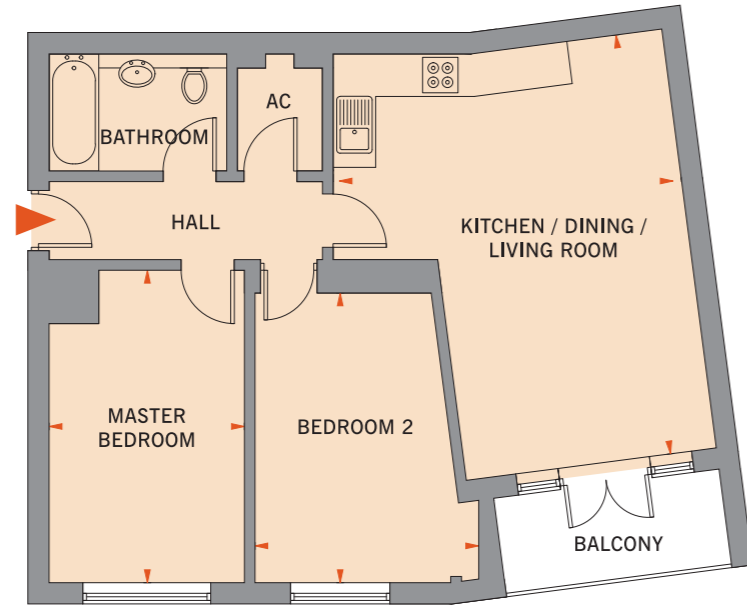
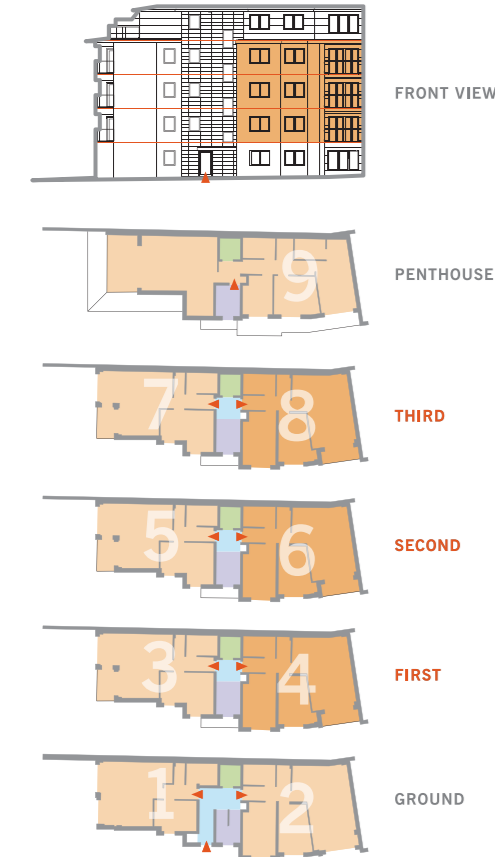
eleven

Plans are not to scale. Dimensions are for guidance only, shown to the nearest 1cm and coincide with the arrow positions within rooms.

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## APARTMENTS FOUR, SIX & EIGHT

Two bedroom first, second and third floor apartments with open-plan living space, balcony, lift access and allocated parking - approx. gross internal area: 63.2 sq m / 680 sq ft



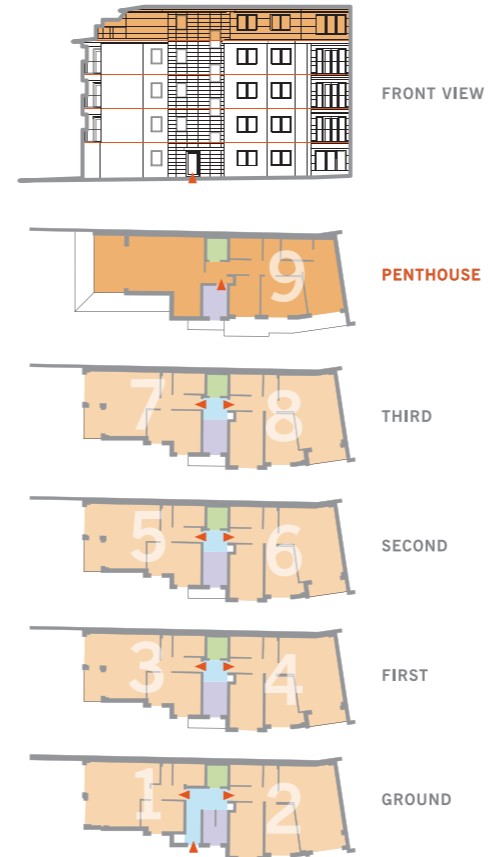
twelve

Kitchen / Dining / Living Room	5.95m x 4.83m	19'6" x 15'10"
Master Bedroom	4.41m x 2.77m	14'6" x 9'1"
Bedroom 2	3.94m x 3.16m	12'11" x 10'4"

Plans are not to scale. Dimensions are for guidance only, shown to the nearest 1cm and coincide with the arrow positions within rooms.

## PENTHOUSE APARTMENT

A three bedroom penthouse occupying the top floor with open-plan living space, roof terrace, private internal lift access and allocated parking - approx. gross internal area: 96.7 sq m / 1041 sq ft



thirteen

Kitchen / Dining / Living Room	6.43m x 6.30m	21'1" x 20'8"
Master Bedroom	6.09m x 3.25m	20'0" x 10'8"
Bedroom 2	3.46m x 3.19m	11'4" x 10'6"
Bedroom 3	3.32m x 2.52m	10'11" x 8'3"
Roof Terrace	4.45m x 2.59m	14'7" x 8'6"

Plans are not to scale. Dimensions are for guidance only, shown to the nearest 1cm and coincide with the arrow positions within rooms.





## EXQUISITE SPECIFICATION

The quality of finish, stream-lined design and contemporary elegance is evident throughout at Kelsey Apartments, with every aspect reflecting the attention to detail you can expect from Kallarview Homes. Delivering the perfect blend of form and function, specification is not only sophisticated in style but chosen to be durable and long lasting - from the double glazed anthracite windows and doors to the sleek Hansgrohe matt black bathroom and en suite fittings.

fourteen



fifteen



Each apartment utilises Wondrwall, an advanced light control system that offers touch-sensitive control of your lighting.

In addition to an array of user programmable operations, Wondrwall is also able to fully integrate Amazon's Push-to-Talk Alexa Platform, for an endless stream of services and control.



#### Kitchen

- Contemporary style kitchen units with brushed copper splashbacks / trim and natural stone worksurfaces
- Range of Bosch and AEG integrated appliances including induction hob fan-assisted oven, extractor fan and hood
- Wall fitted integrated microwave
- Fridge freezer
- Dishwasher
- Washing machine
- Undermount stainless steel sink and chrome mixer tap

#### Bathroom and En Suite

- Stylish white sanitaryware with matt black mixer taps, bath and shower fittings from Hansgrohe
- Matt black ladder towel rail
- Large grey marble effect full height tiling throughout
- White cabinet storage mirror with shaver point
- Grey marble effect floor tiling



#### Heating and comfort

- Energy-efficient, thermostatically controlled gas central heating
- Pressurised hot water system
- Anthracite full height radiators in the open-plan living area and bedrooms
- Heated black ladder towel rail in bathroom and en suite, where applicable

#### Fixtures and flooring

- Matt black door furniture throughout
- Glass balcony balustrade with chrome rail, where applicable
- Wood effect flooring to all rooms except bathroom and en suite, where applicable
- Tiled flooring to bathroom and en suite, where applicable.

#### Electrical and connectivity

- Energy efficient led downlighters to all rooms
- Telephone and TV points to living room
- Wondrwall Home Automation system

#### Security and peace of mind

- Video entry phone
- Wondrwall Home Automation system with intruder alarm linked to phone or tablet
- Double glazed anthracite windows and doors with security locks
- Mains smoke, heat and CO detectors
- Specialised sprinkler system throughout
- Multipoint locking to principle external door

#### Parking and communal areas

- Allocated off-street parking
- Refuse storage areas and cycle store
- Video entry to main entrance
- Lift serving all floors with private access directly into the penthouse
- Security lighting
- GRP doors to communal entrance

#### Warranty

Build-Zone 10 Year Structural Warranty







eighteen



nineteen





\*Apartments on the upper floors can view the Surrey Hills.

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FINE URBAN LIVING

TOWN CENTRE LIVING WITH A SURREY HILLS OUTLOOK

Kallarview Homes and Patrick Gardner are under no obligations. Items may change in accordance with planning permissions during construction. Specification changes along with alterations may have become necessary since publication. This information does not constitute a contract in full or part of a warranty. Intending purchasers or lessees must satisfy themselves by inspection, measurement or otherwise as to the correctness of each of the statements concerning dimensions contained within these particulars. Travel times and distances are approximate only. Sources: [www.google.com/maps](http://www.google.com/maps) and [www.thetrainline.com](http://www.thetrainline.com). October 2021

Designed and produced by [mdm.uk.com](http://mdm.uk.com)





# KELSEY

## APARTMENTS

LEATHERHEAD • SURREY

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