



ESTATE AGENTS



Cobham
Grange

Cobham Grange, Between Streets, Cobham, Surrey

Guide Price £270,000

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A very well presented ground floor apartment, situated in the sought after Cobham Grange development, walking distance to Cobham High Street.

Cobham Grange has been designed for the over 55's looking for a development maintained to the highest of standards, offering additional services such a concierge, luxurious residents lounge area, guest suite and beautiful communal gardens.

Service charge for 2023/24: £4,617.32 reviewed yearly

Share of Freehold 981 years

981 years

Council Tax Band E

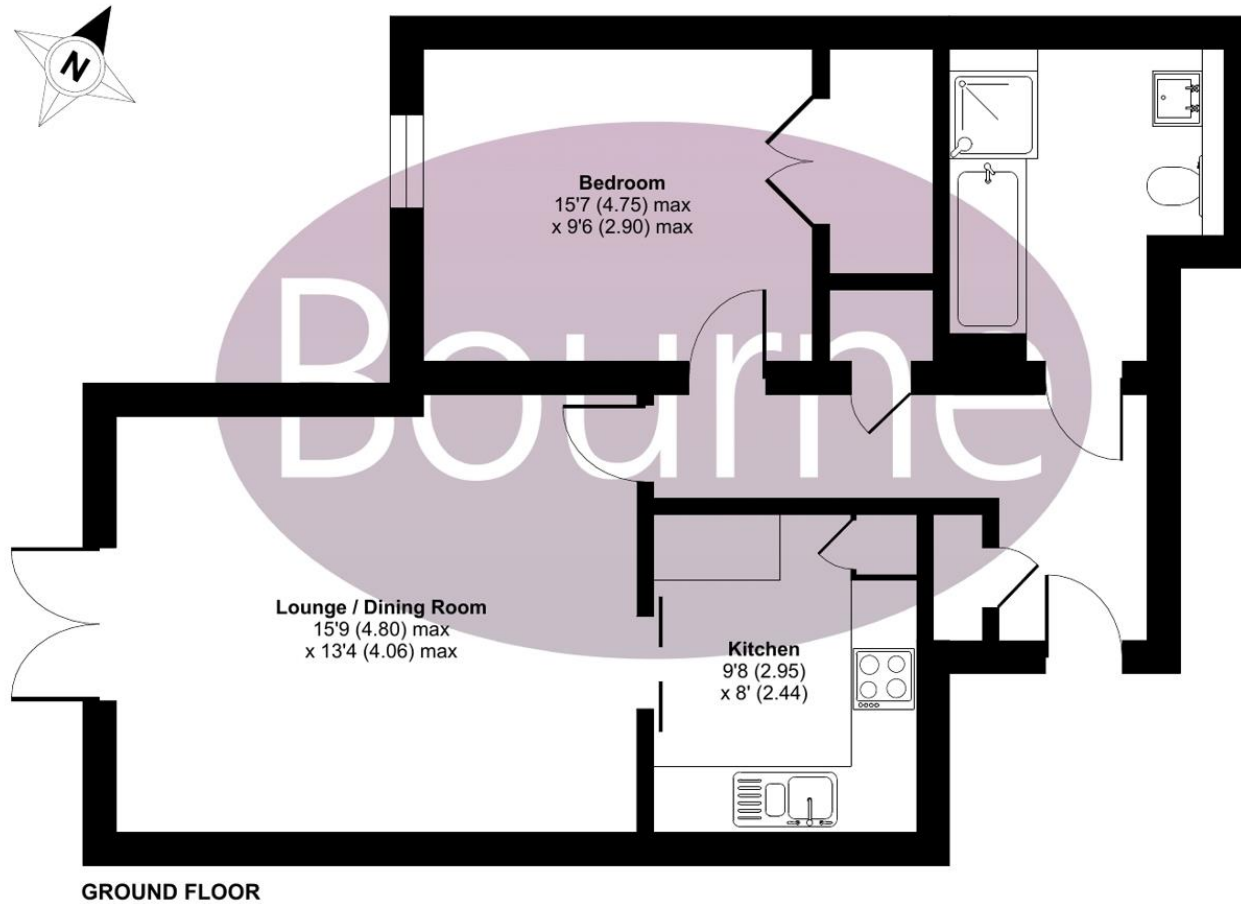
- No onward chain
- One double bedroom
- Immaculately presented
- Contemporary kitchen
- Close to Cobham High Street
- Direct access
- Communal gardens
- Secure parking



Cobham Grange Between Streets, Cobham, KT11

Approximate Area = 614 sq ft / 57 sq m

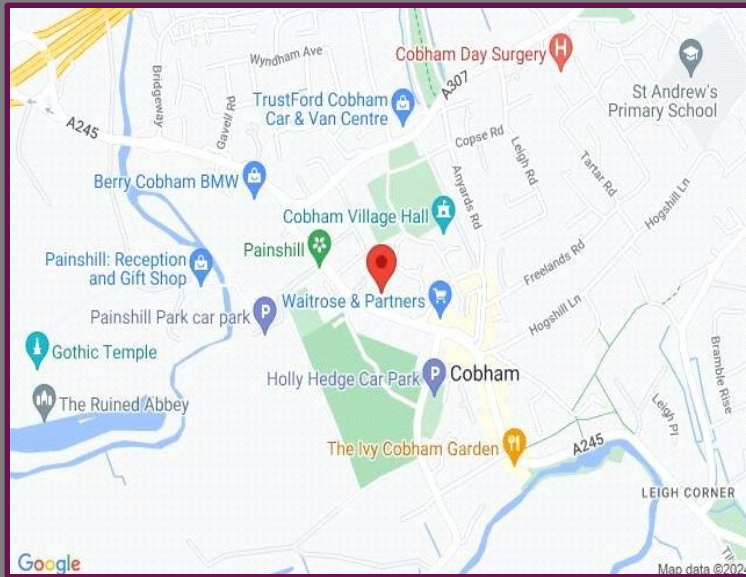
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1101830

Location

Cobham Grange is located a short walk from Cobham High Street, with a good mix of well established independent shops and restaurants, as well as well known stores such as Waitrose and Sainsburys. Both the mainline station, situated in Stoke d'Abernon, and the A3 are located nearby providing excellent transport links. The area is well known for its many walks and the Trust owned Painshill Park is within approximately 1.1 miles, also nearby is the National Trust owned Claremont Gardens.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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