



ESTATE AGENTS



Queens Court Ride, Cobham, Surrey, KT11 1BB

Asking Price £229,950

Queens Court Ride, Cobham, Surrey, KT11 1BB

An immaculately presented one bedroom first floor flat with private rear garden located within a mile of Cobham High Street.

Council Tax Band C

Leasehold

89 years remaining

Service charge £1200pa

Service charge review period every August

Ground rent £10pa

- First floor
- Within 1 mile of Cobham High Street
- One double bedroom
- Stunning contemporary kitchen
- Modern bathroom
- Rear garden
- Gas central heating
- Double glazing
- Study

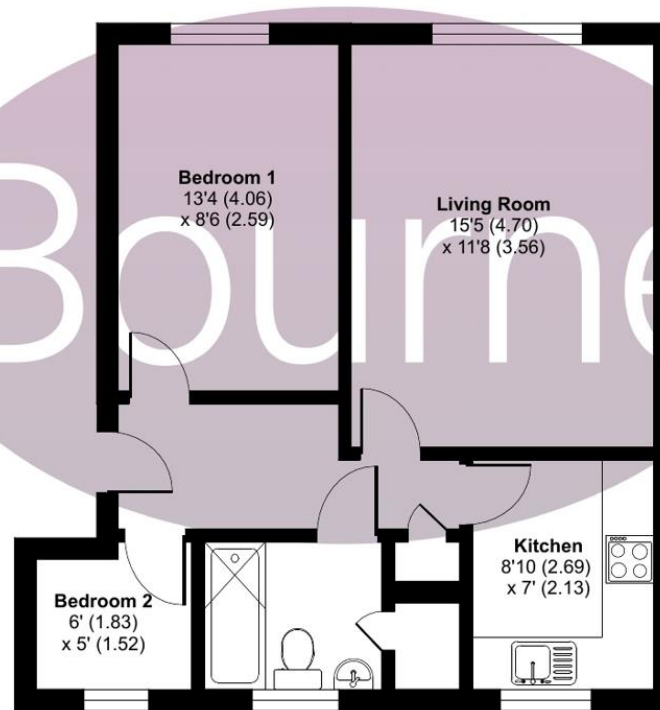


Floorplan

Queens Court Ride, Cobham, KT11

Approximate Area = 529 sq ft / 49.1 sq m

For identification only - Not to scale



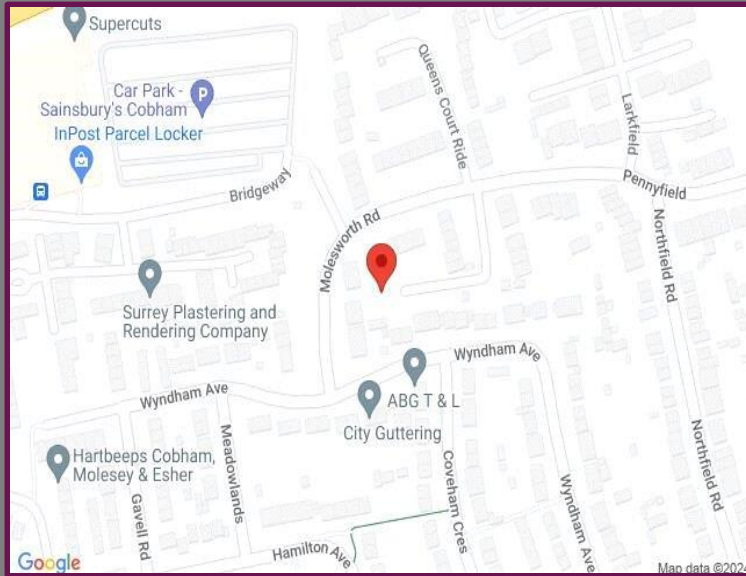
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Bourne Estate Agents. REF: 1070801

Location

Cobham village is located in north Surrey approx. 17 miles to the south-west of London and 10 miles from Guildford. Cobham's commercial centre is based around the High Street with both the mainline station, situated in Stoke d'Abernon, and the A3 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	72	76
(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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