



1 Victoria Place, Anyards Road, Cobham, KT11 2LQ

£425,000

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A well presented ground floor mansion style apartment located in the heart of Cobham only a few minutes walk to the High Street.

Offered in good condition throughout the property is being sold with the added benefit of no onward chain.

Accommodation comprises of 26' sitting/dining room, good size kitchen, master bedroom with ensuite shower room, further double bedroom and family bathroom.

To the rear of the building there is a well maintained communal garden with plenty of room for outdoor dining and a large grassed area. Further benefits are gated underground parking with lift to all floors and security entry phone system.

Band E

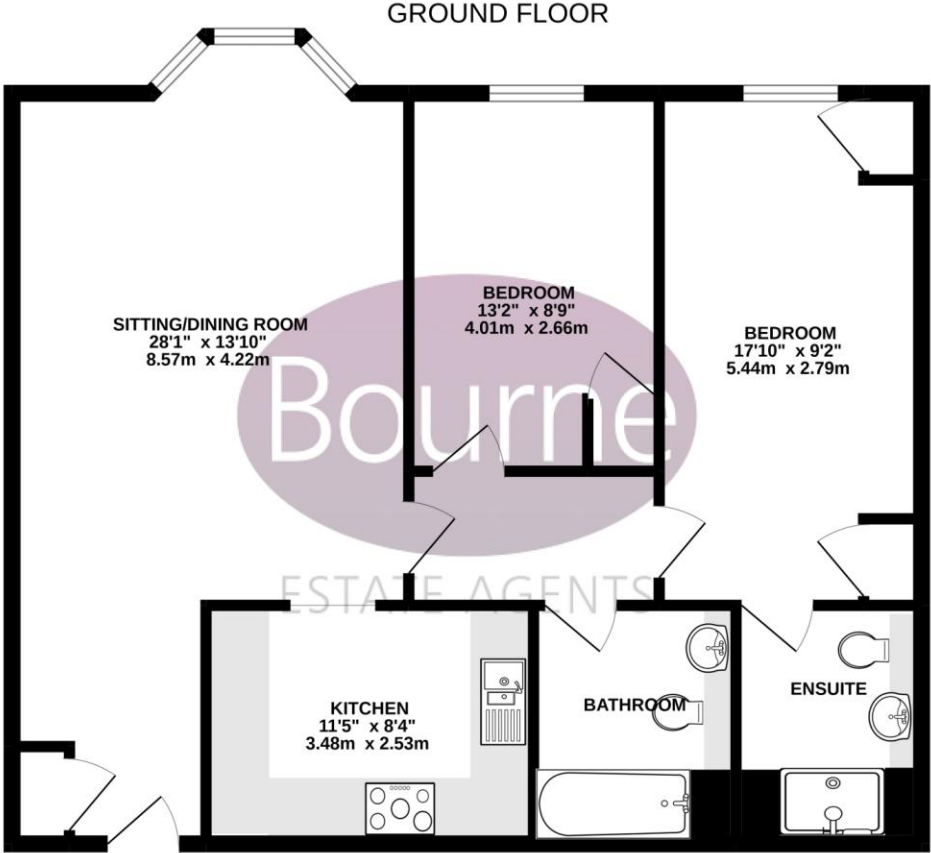
Elmbridge Borough Council

Service Charge £2,000

- Ground Floor Apartment
- Two Double Bedrooms
- 26' Sitting/Dining Room
- Spacious Kitchen
- En-suite to Master Bedroom
- Well Presented Bathroom
- Communal gardens
- Gated Underground Car Parking with Lift Access
- Walking Distance to Village
- No Chain



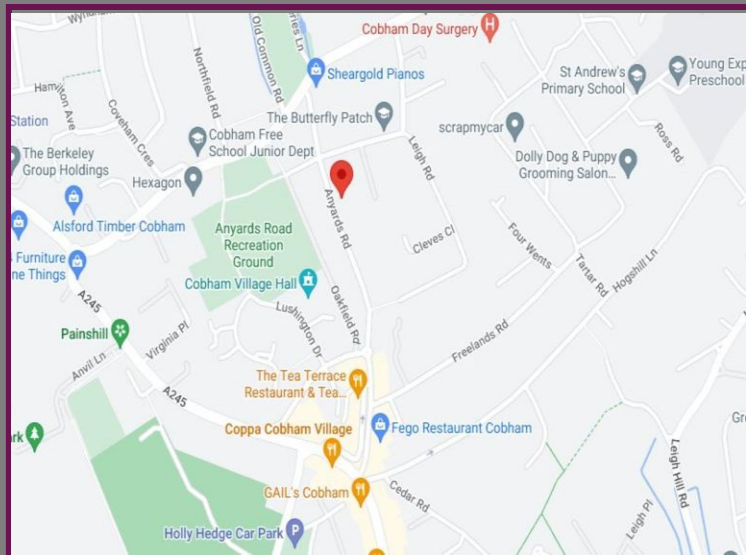
Floor Plan



TOTAL FLOOR AREA : 873sq.ft. (81.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Cobham village is located in north Surrey approx. 17 miles to the south-west of London and 10 miles from Guildford. Cobham's High Street has a superb mix of independent shops, cafes and restaurants including a Waitrose, Ivy cafe and Coppa club. The mainline station, situated in Stoke d'Abernon, and the A3 located nearby provide excellent transport links. The area is well known for its many walks and cycle trails and the Trust owned Painshill Park, Claremont Gardens and Box Hill are all nearby. The area has some excellent local schools including Cobham Free School which is round the corner.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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