



Cobham Grange, 42 Between Streets, Cobham, Surrey, KT11

1DH

Guide Price £450,000

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A superbly presented second floor (top) apartment situated in the Cobham Grange development on Between Streets walking distance to Cobham High Street.

The accommodation comprises of bright entrance hall with skylight, large sitting room with space for dining table, separate fitted kitchen with Velux style window, two excellent double bedrooms both with built in wardrobes and modern bathroom with separate shower.

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.

Share of Freehold

Lease 982 years remaining

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

Council Tax Band F

- Second Floor Apartment
- Excellent Condition Throughout
- Two Double Bedrooms
- Large Reception Room
- Fitted Kitchen
- Modern Bathroom
- Stunning Communal Gardens
- Concierge
- Gated Underground Car Parking
- No Chain

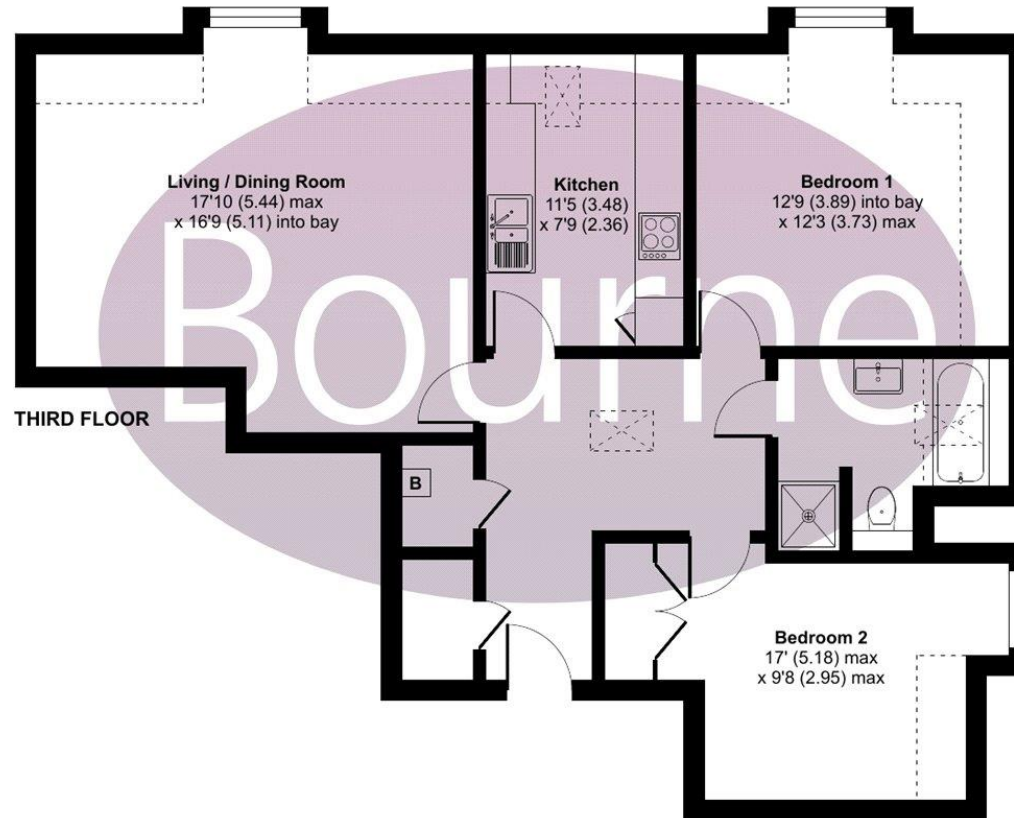


Floorplan

Between Streets, Cobham, KT11

Approximate Area = 772 sq ft / 71.7 sq m
Limited Use Area(s) = 114 sq ft / 10.5 sq m
Total = 886 sq ft / 82.2 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: 1017000

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 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	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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