



24 Trafalgar Court, Cobham, Surrey, KT11 1BD

Asking Price £210,000

24 Trafalgar Court, Cobham, Surrey, KT11 1BD

A well located one bedroom second floor corner apartment located in a modern gated development.

The property boasts a large open plan 'L' shaped dual aspect reception room with Juliet balcony and fitted kitchen, good size double bedroom with built-in wardrobes, modern bathroom and use of the loft space for storage.

The apartment is located in a small gated development with private allocated parking only a short distance from Cobham Village and with easy access the A3.

Years remaining on lease: 79

Annual ground rent: £572.43

Ground rent review period: Yearly

Annual service charge amount: £1,580.14

Service charge review period: Yearly

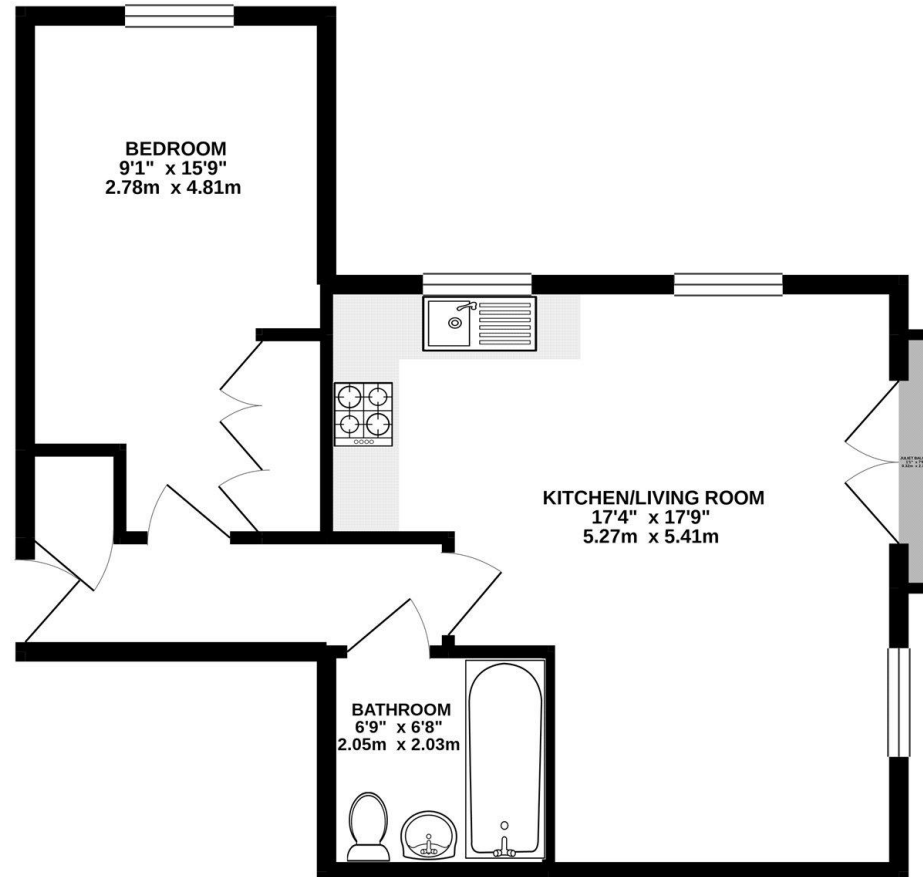
Council Tax Band: C

- Second Floor Apartment
- Open Plan Kitchen/Living Room
- Large Bedroom
- Modern Bathroom
- Built in Storage
- Underfloor Heating
- Juliet Balcony Gated
- Development Allocated Parking
- Use of Loft Space



Floorplan

FIRST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



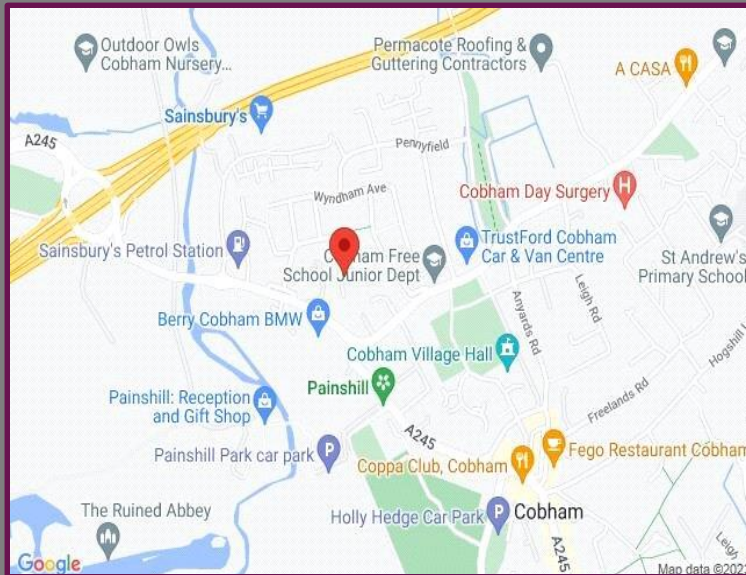
TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.

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.

Made with Metropix ©2020

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 .3 of a mile, also nearby is the National Trust owned Claremont Gardens.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 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...

COBHAM: 13 Oakdene Parade, Cobham, Surrey, KT11 2LR

Tel: 01932 864242 | Email: cobham@bourneestateagents.com

Web: www.Bourneestateagents.com