



Tilt View, Tilt Road, Cobham, Surrey, KT11 3HA

Asking Price £285,000



# Tilt View, Tilt Road, Cobham, Surrey, KT11 3HA

A superbly presented one bedroom ground floor apartment located within walking distance to Cobham High Street and Cobham & Stoke D'Abernon Station.

The spacious accommodation comprises of an entrance hall, large living/dining room with views over the communal gardens, well planned modern kitchen with ample worktop space, generous double bedroom with built in wardrobes and recently fitted shower room.

One of the highlights of this apartment is the access to the southerly facing communal gardens with views towards the River Mole.

Years remaining on lease: 120

Annual ground rent: £10

Ground rent review period: N/A

Annual service charge amount: £1,200

Service charge review period: Annually

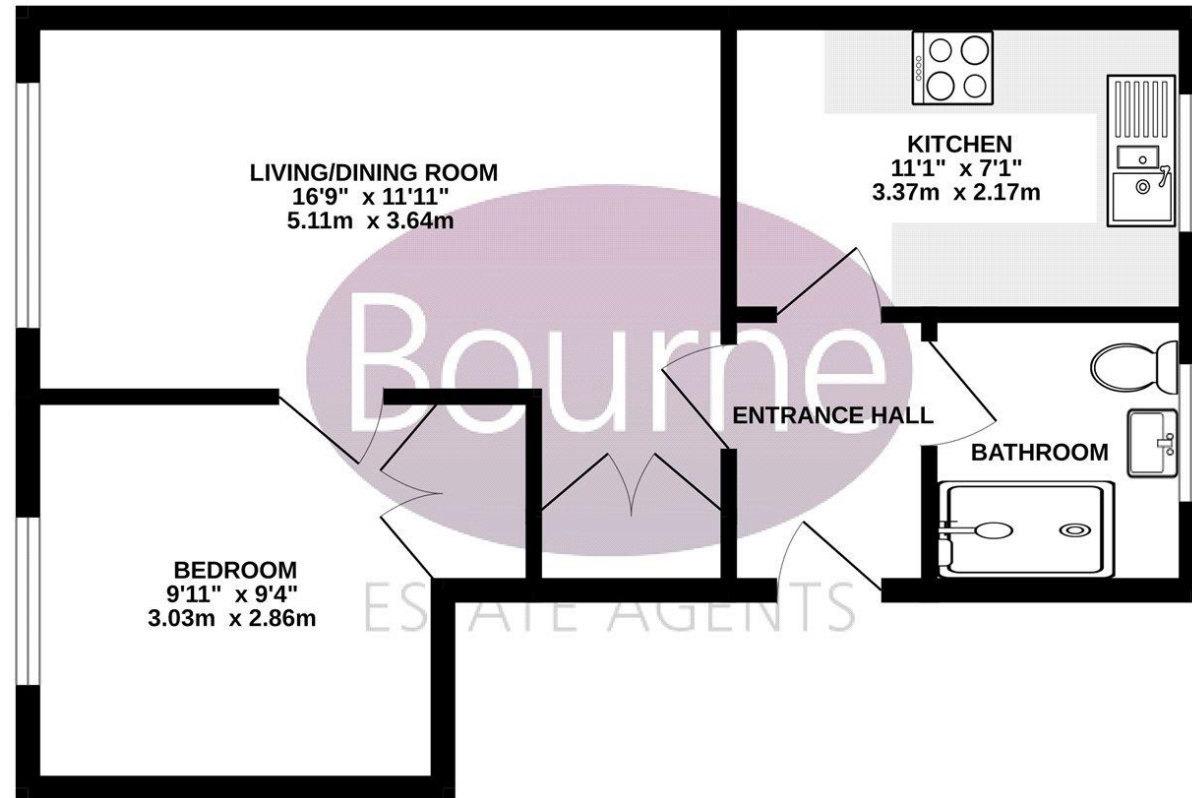
Council Tax Band: C

- Ground Floor Apartment
- One Bedroom
- Excellent Condition Throughout
- Large Living/Dining Room
- Modern Fitted Kitchen
- Spacious Double Bedroom
- Recently Fitted Shower Room
- Communal Gardens
- Walking Distance to Village
- Overlooking Tilt Green



# Floorplan

GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



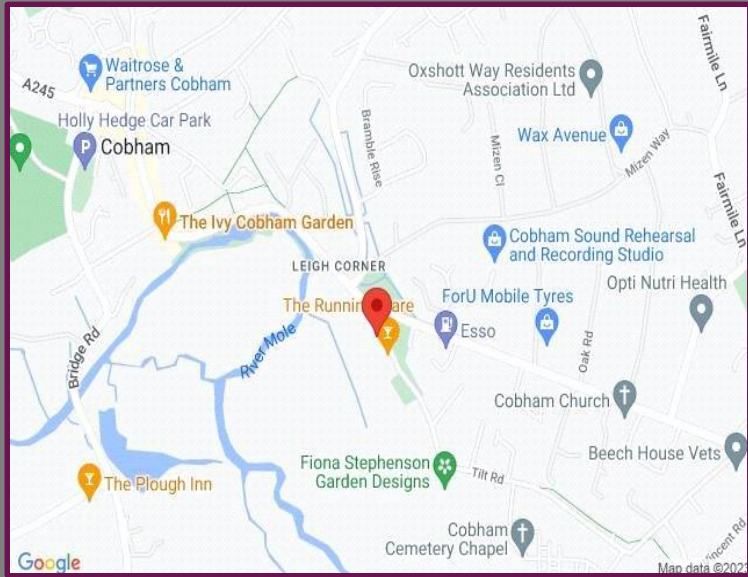
TOTAL FLOOR AREA: 429 sq.ft. (39.8 sq.m.) approx.

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

The Tilt is one of Cobham's most requested locations, being close to the Station, High Street and overlooking open countryside. The High Street has a lovely mix of independent shops, cafes and restaurants including a Waitrose supermarket and the Ivy cafe. Cobham station provides access to London Waterloo in under 40 minutes, the A3 and M25 are close by providing easy access to the London Airports, the Capital and the coast. There are many areas of outstanding natural beauty including Pennyhill Park, Box Hill and Claremont gardens close by.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 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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