



High Street, Cobham, Surrey

Asking Price £525,000



# High Street, Cobham, Surrey

A wonderful and very rare opportunity to purchase a prime three bedroom property in Cobham High Street with absolutely stunning panoramic views.

Situated in a prime location in the heart of Cobham, this charming apartment boasts panoramic views and offers a spacious and comfortable living space. The property features three well-appointed bedrooms, providing ample space.

The apartment also includes a private balcony, perfect for enjoying a morning coffee or evening glass of wine while taking in the scenic views of the town. In addition, the property comes with a garage and allocated parking space, ensuring convenience and security for residents with vehicles.

With its desirable location, modern amenities, and stylish design, this property offers a fantastic opportunity for those looking to settle in a vibrant and thriving community.

Don't miss out on the chance to make this apartment your new home!

Lease - 149 years  
Reviewed annually  
Council Tax Band C

- Rare opportunity
- Prime property
- Excellent position
- Close to local amenities
- Three bedrooms
- Garage and parking
- Stunning views
- Private balcony

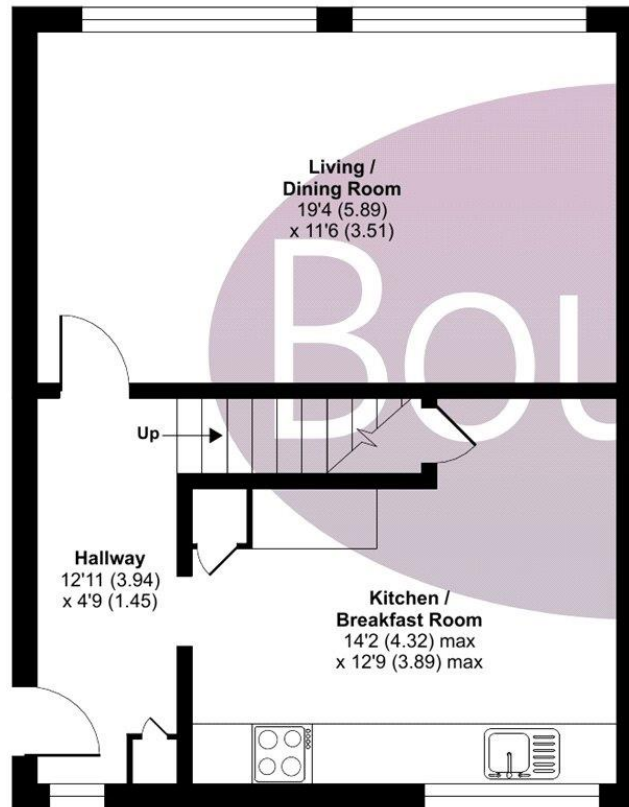


# Floorplan

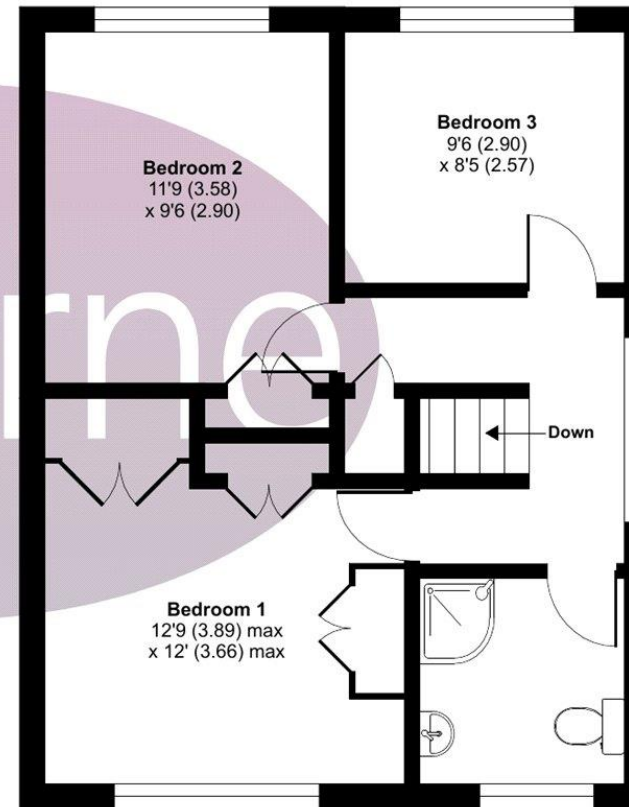
## High Street, KT11

Approximate Area = 966 sq ft / 89.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7cheom 2024. Produced for Bourne Estate Agents. REF: 1095152



# 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 lovely mix of shops and restaurants including the Ivy Cafe, Coppa Club and Waitrose. 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 the stunning Painshill Park is within half a mile, also nearby is the National Trust owned Claremont Gardens. There are many well regarded local schools close by including Cobham Free School for children from 4 up to 6th form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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