



98 Tartar Road, Cobham, Surrey, KT11 2AT

Asking Price £350,000



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**\*\*\*INVESTORS ONLY\*\*\*** A very well presented and spacious ground floor maisonette offering a private rear garden. Ideally positioned for easy access to Cobham and good schools.

On the ground floor of this attractive building is this spacious maisonette. The reception room has a bay window, feature fireplace and is large enough for relaxing and dining. There is a modern kitchen with large window, bathroom and two good sized bedrooms. The garden to the front is demised to this flat and there is also a very good sized private rear garden.

The property is only 400m from Cobham centre which has a fantastic mix of independent shops and cafes as well as numerous eateries including the Ivy brasserie and Fego. There is also a Waitrose supermarket and a Sainsburys local.

Leasehold: 926 years

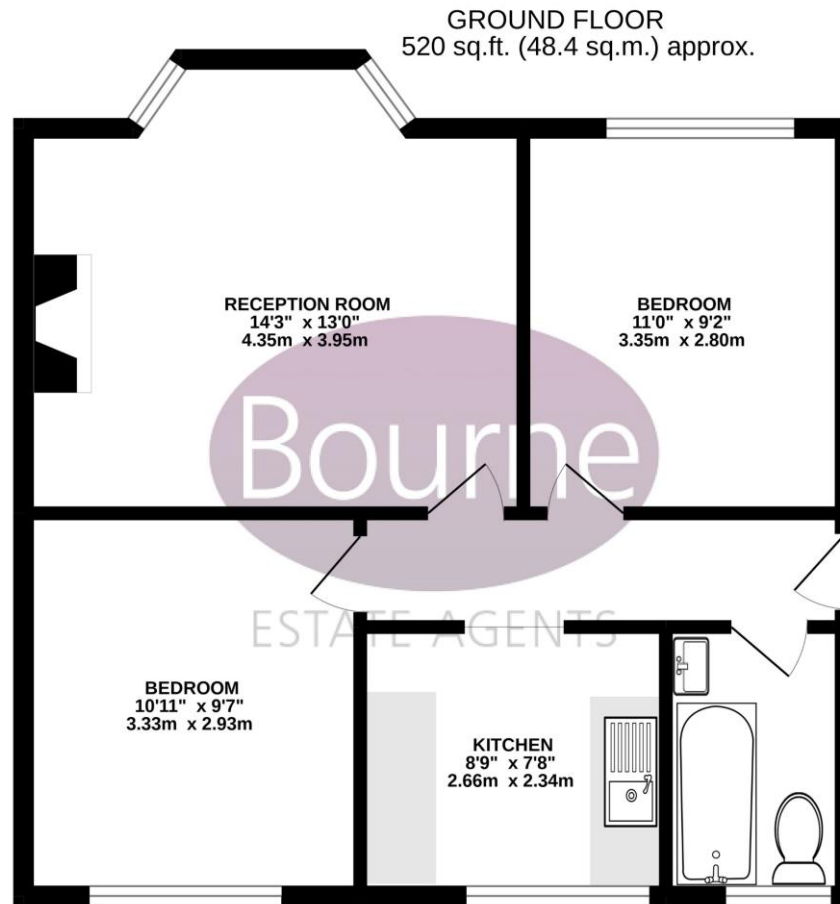
Annual Service Charges: £0.00

Ground Rent £7 pa

- Currently achieving £1350 PCB
- Investors only
- Well presented
- Ground floor maisonette
- Spacious reception room
- Front and rear gardens
- Two double bedrooms
- Close to Cobham Village
- Close to Good Schools
- No onward chain



# Floorplan

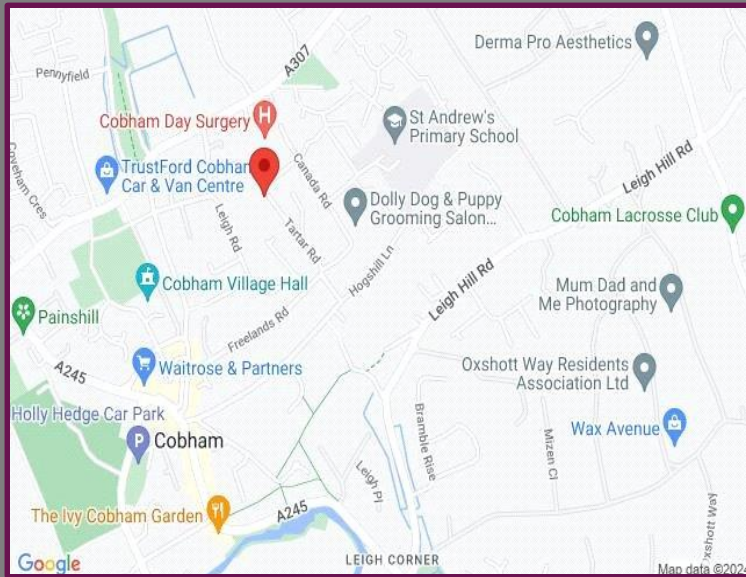


TOTAL FLOOR AREA : 520 sq.ft. (48.4 sq.m.) approx.

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 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 1.1 miles, also nearby is the National Trust owned Claremont Gardens. There is a wonderful mix of shops and eateries including a Waitrose, the Bear pub and the Ivy cafe.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	58   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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