



Cobham Grange, Between Streets, Cobham, Surrey,
Elmbridge, KT11 1DH

Guide Price £550,000

Cobham Grange, Between Streets, Cobham, Surrey, Elmbridge, KT11 1DH

A very well presented ground floor apartment with direct access to gardens, situated in the sought after Cobham Grange development, walking distance to Cobham High Street.

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.

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

Share of Freehold 981 years

981 years

Council Tax Band E

- No onward chain
- Two bedrooms
- Immaculately presented
- Contemporary kitchen
- Close to Cobham High Street
- Direct access to gardens
- Communal gardens
- Secure parking

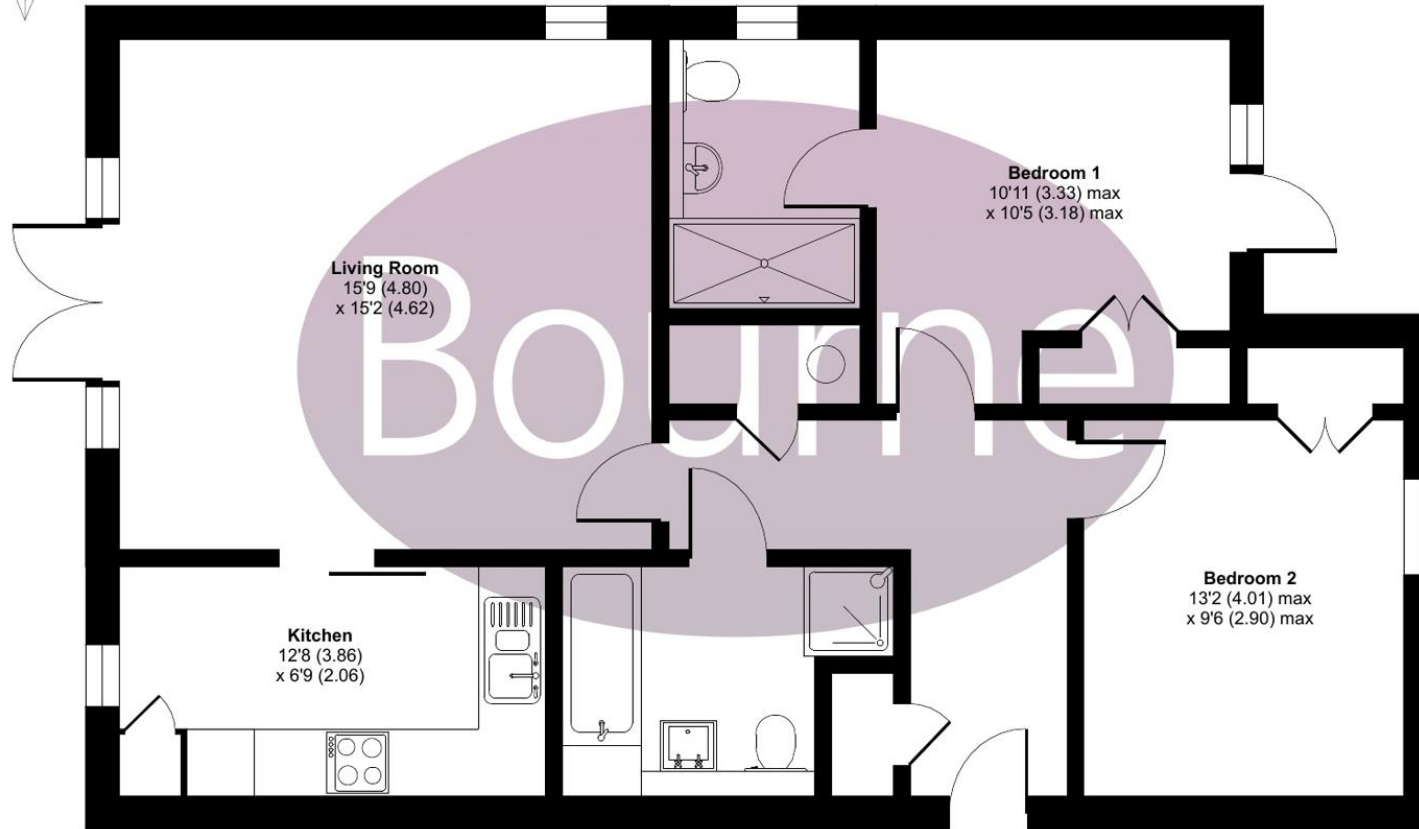


Floorplan

Cobham Grange, Between Streets, Cobham, Surrey, KT11

Approximate Area = 811 sq ft / 75.3 sq m

For identification only - Not to scale



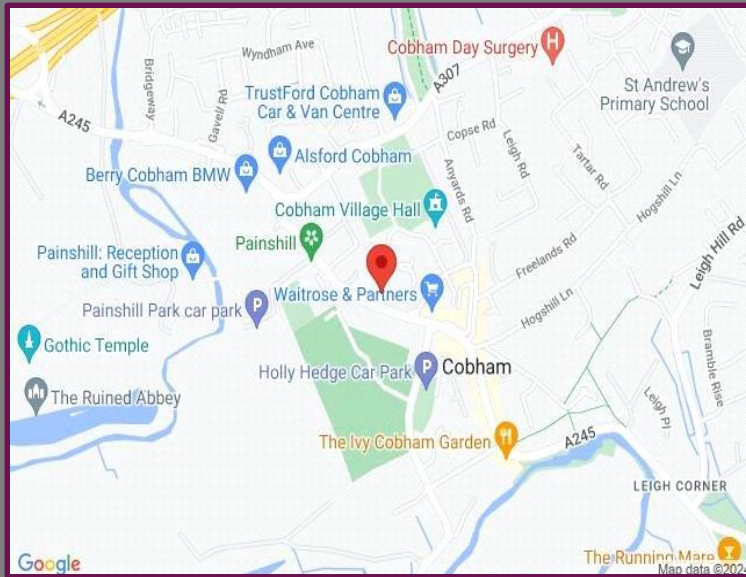
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 1106002

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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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