



Chobham

£227,500 Leasehold

A charming and superbly presented one bedroom maisonette located a short walk from all Chobham village amenities. This property provides excellent size living space with a large lounge, a modern refitted kitchen with integral appliances plus additional space for a fridge/freezer, a stylish refitted shower room and a generous sized double bedroom. This lovely home benefits from an allocated parking space making it a perfect first time buy or investment property.

Chobham village offers an array of boutique shops, cafés, and restaurant and a Tesco Express for day-to-day needs. Excellent transport links include the M25 and A3. This home represents a unique blend of countryside living and commuter convenience.

Building Insurance £315.00 PA

Ground Rent - £250.00 PA

Service Charge - £240.00 PA

Lease - 115 years remaining of 125 years.

Council Tax Band - C Surrey Heath.

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Chertsey Road, Chobham, Woking, GU24 8NB



Total area: approx. 43.1 sq. metres (463.5 sq. feet)

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	75	77
England & Wales	EU Directive 2002/91/EC	



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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

