

brandons



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 £400.00 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.

