



## Flat 3 Pine Lodge, Cobham, KT11 2RB

O.I.R.O £485,000 Share of Freehold

**SITUATION AND DESCRIPTION**  
A bright and spacious first floor apartment, in good condition throughout. The property is approached via a carpeted communal entrance hall with entry phone system. Accommodation includes two good bedrooms both with fitted wardrobes, a well appointed kitchen and a large living room opening directly onto a balcony overlooking the well tended communal gardens. Pine Lodge forms part of the highly regarded Leigh Corner development situated within half a mile of Cobham High Street with Cobham/Stoke D'Abernon railway station approximately one mile away.

**LOCATION**  
From our office in Oxshott head to the bottom of Oakshade Road and turn left onto Steels Lane. Continue straight as it becomes Blundel Lane, on to the T-junction at Stoke D'Abernon. Turn right onto Stoke Road. After one mile turn right into Leigh Hill Road and Leigh Corner is on your left.

**ENTRANCE**  
Entry phone controlled main door into carpeted communal entrance, stairs to first floor. Front door to -

**INTERNAL ENTRANCE**  
Hallway with door entry phone and alarm panel, doors to all rooms and airing cupboard housing hot tank.

**LIVING ROOM/DINING ROOM**  
19'4" x 13'1" (5.90m x 4.01m)  
Large room with space for separate living and dining areas. Attractive outlook over communal gardens, doors to balcony with a southerly aspect and sun blinds.

**KITCHEN**  
9'10" x 8'9" (3.02m x 2.69m)  
Range of wall and base units with worktop over and full height pull out larder cupboard. Integrated 4 ring hob along with wall mounted oven and separate grill. Further appliances include under counter fridge and separate freezer, washer/dryer and dishwasher. Breakfast bar area. Door to cupboard housing boiler and storage.

**MASTER BEDROOM**  
12'2" x 9'8" (3.73m x 2.95m)  
Garden aspect with built-in wardrobes and dressing table. Door to:

**EN SUITE SHOWER ROOM**  
Modern shower with external push button control, vanity unit with surface

mounted wash hand basin and storage below, low level W.C. with concealed cistern

**BEDROOM TWO**  
13'6" x 8'10" (4.14m x 2.70m)  
Space for double bed with built-in wardrobes and storage.

**FAMILY BATHROOM**  
Panel enclosed bath with mixer tap and hand held shower attachment, pedestal wash hand basin with razor sockets above, mirror with lighting over, low level W.C.

**EXTERNAL**  
The beautifully maintained, central, communal gardens offer a relaxing retreat, with feature fountain and benches.

**GARAGE**  
16'11" x 8'6" (5.17m x 2.60m)  
Garage en bloc and ample communal parking.

**LEASE DETAILS**  
999 Years from 25th December 1986 - 960 years remaining

**SERVICE CHARGES**  
Currently £3500 pa



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		
England & Wales	EU Directive 2002/91/EC	

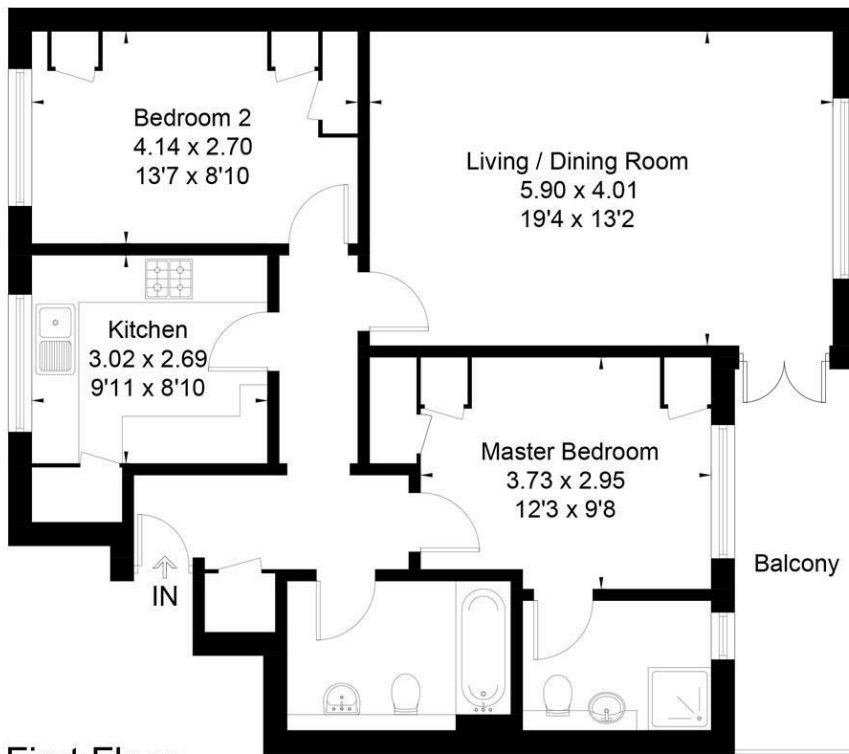
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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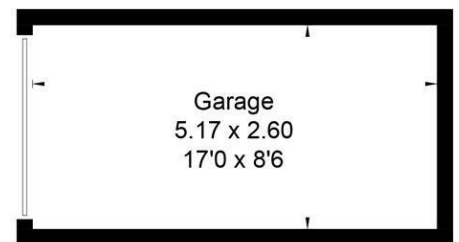




Approximate Floor Area = 76.6 sq m / 824 sq ft  
Garage= 13.4 sq m / 144 sq ft  
Total = 90.0 sq m / 968 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91057