



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)

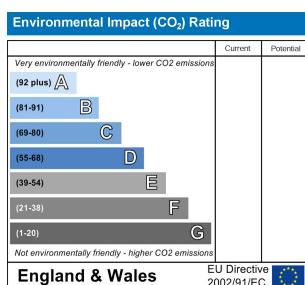
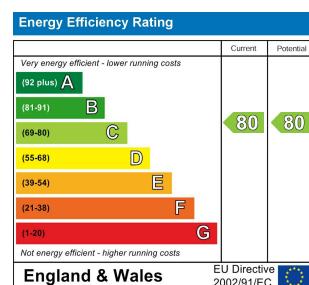
Garage en bloc and ample communal parking.

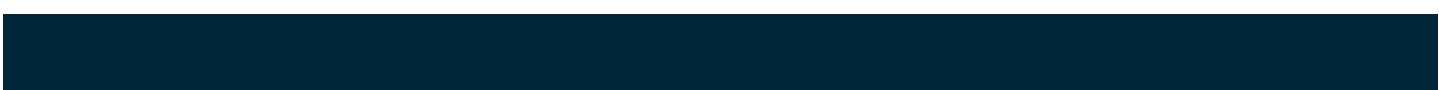
LEASE DETAILS

999 Years from 25th December 1986 - 960 years remaining

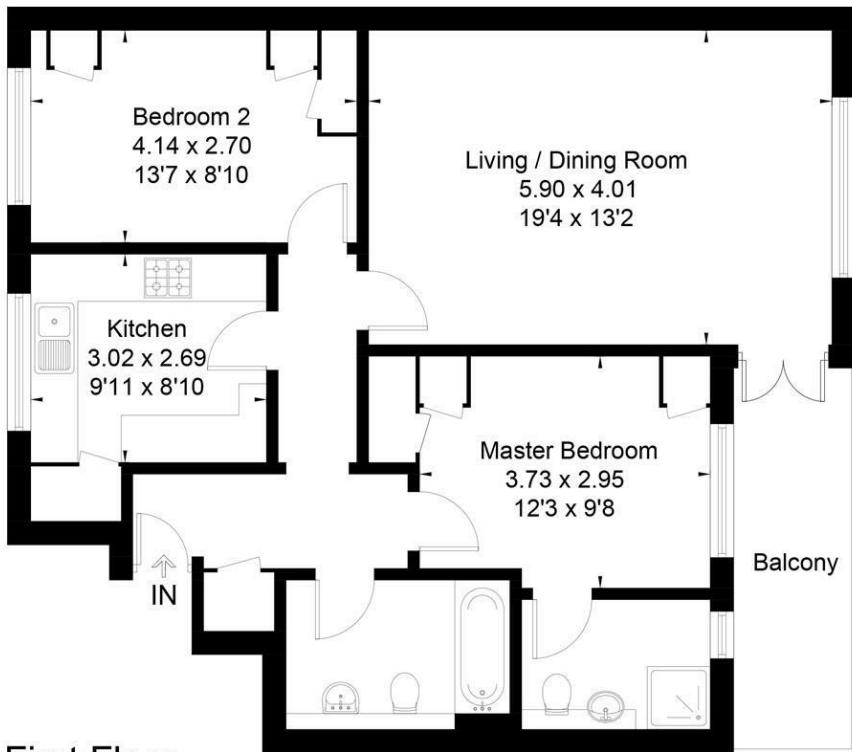
SERVICE CHARGES

Currently £3500 pa

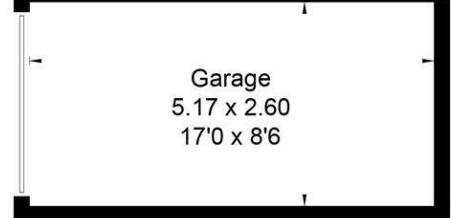




Approximate Floor Area = 76.6 sq m / 824 sq ft
Garage = 13.4 sq m / 144 sq ft
Total = 90.0 sq m / 968 sq ft



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