



30 Cobham Grange, Cobham, KT11 1DH  
Guide Price £400,000 Leasehold - Share of Freehold

HOW TO GET THERE

Cobham Grange is situated on Between Streets just a few doors away from Waitrose in the centre of Cobham.

SITUATION AND DESCRIPTION

This modern two bedroom apartment is set in an enviable location within close proximity to all Cobham's shops. The apartment is offered in good condition and benefits from having a share of the freehold as well as secure under-ground parking space if required and upgraded central heating system.

MAIN ENTRANCE

The main door of the block leads to the reception hall with concierge desk and access to the communal sitting room. The sitting room has a kitchen attached for in-house entertaining. Stairs and lift available to the first floor.

ENTRANCE HALL

With storage cupboard and cupboard housing new electric hot water tank.

LIVING ROOM

Side aspect. Sliding doors to:

KITCHEN

Range of wall and base units with granite worktop over. Integrated Siemens appliances including gas hob with extractor over, oven, microwave, fridge/freezer, dishwasher and washing machine. Under-mounted steel one and a half bowl sink with mixer tap over. Plinth fitted fan heater.

BEDROOM ONE

Side aspect, built-in wardrobes. Door to:

EN SUITE SHOWER ROOM

Over sized walk-in shower. Wall mounted wash hand basin, W.C., with hidden cistern.

BEDROOM TWO

Side aspect, built-in wardrobes.

BATHROOM

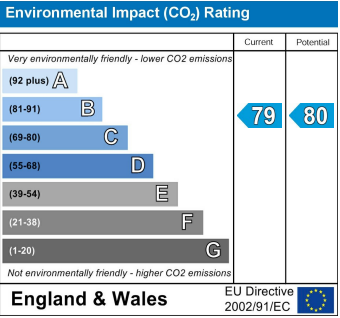
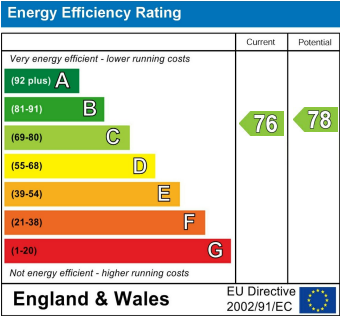
Panel enclosed bath with hand held shower attachment, wall mounted wash hand basin, W.C., with concealed cistern.

GARDENS

Communal gardens with covered seating area.

PARKING

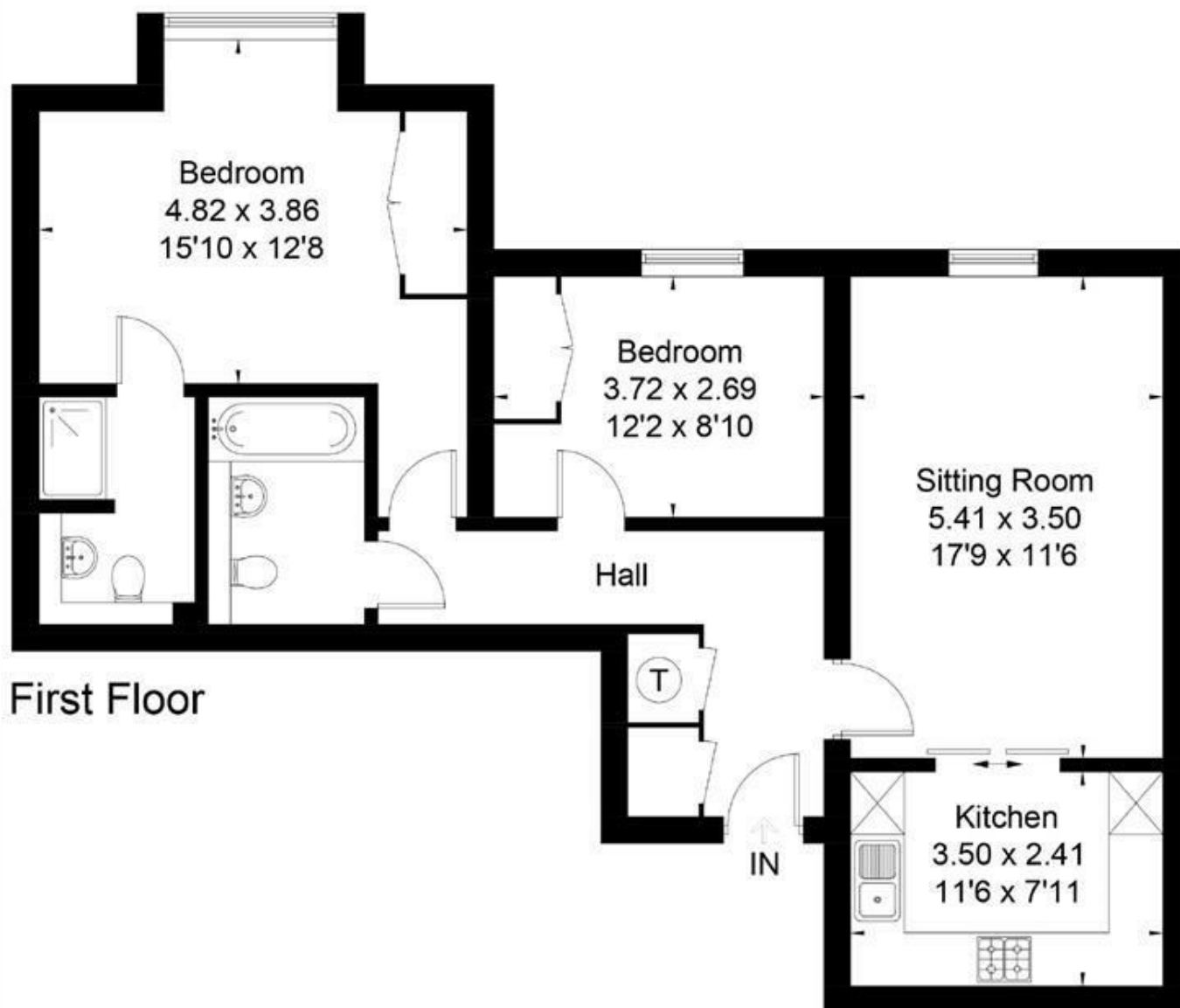
Allocated under ground, remote access parking.







Approximate Area = 80 sq m / 861 sq ft  
Including Limited Use Area (0.8 sq m / 9 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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